Declaration of Protective Covenants, Conditions and Restrictions of

Deer Meadows Subdivision

All lots shall be conveyed, encumbered used, improved and occupied subject to these covenants.

1. All improvements shall meet zoning and building codes as required by the City of McMinnville. All use and occupancy shall conform to the laws and ordinances of the City of McMinnville.

2. All lots are for single family dwellings and shall have a minimum area of 1400 square feet exclusive of open porches and garages. All houses shall have a minimum of a two car garage. All detached buildings must be enclosed and no more than 18 feet in height. Pole buildings are not allowed. Off site built homes, factory built homes, mobile homes and duplexes are not permitted as well as no house will be used as a rental property. This is exclusive of Lots 1 and 4 until a new building permit is issued for new construction.

3. All homes shall have lap siding. No T1-11, vinyl, metal or plywood sheeting will be allowed, except in soffit area. (Excluding Lots 1 and 4, until a new building permit is issued.) Roofing will be of architectural style composition, cedar, tile or comparable. Metal roofing is not allowed.

4. All landscaping must be completed within (1) year of completion of construction of the house. All properties shall have an irrigation system installed. This is with the exception of Lots 1 and 4 until a building permit is issued for new construction. Each lot and improvements shall be maintained in a clean and attractive condition, in good repair, and in such fashion as to not create a fire hazard or nuisance. Yards shall be attractively landscaped and maintained in a neat and orderly manner free of weeds and debris.

5. The covenants and restrictions shall be for the protection and benefit of each of the property owners. Any such person shall have the right at law or in equity to enforce the restrictions. The covenants and restrictions of this declaration shall be binding on the owner of the land until ten years from the recording of this document at which time these covenants shall be automatically extended for successive periods of ten years. These covenants may be amended at any time in whole or part by an instrument signed by at least 75% (percent) of the lot owners. Any amendments must be recorded in Yamhill County real property records to be effective.

6. Invalidation of any of these covenants, restrictions, or conditions by court order, judgment or decree shall in no way effect any of the remaining provision which shall continue to remain in full force and effect.

7. If a suit or action is instituted to enforce any of the terms of this agreement, the prevailing party shall be entitled to recover from the other party, in addition to the costs and disbursements provided by statute, any sum which a court may adjudge reasonable as attorney fees.

Dated this 16th day of August 2006.

State of Oregon, County of Yamhill
This instrument was acknowledged before me on August 16, 2006

Richard A. Donahoo
Linda Donahoo

Notary for State of Oregon

Official Seal
JANICE D PETERSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 400322
MY COMMISSION EXPIRES DEC. 11, 2009