DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION OF HAPPY HAVEN HOMES

Legal Description of said property:
RE PLAT OF HAPPY HAVEN HOMES, CITY OF NEWBERG, YAMHILL COUNTY, OREGON.

THIS DOCUMENT IS BEING RERECORDED TO CORRECT THE LEGAL DESCRIPTION.

DEED RESTRICTIONS

All lots by Grantor in Lots 2 through 4, Happy Haven Homes, Yamhill County, Oregon shall be sold subject to similar heirs, successors and assigns.

1) No manufactured, modular or mobile home may be situated on the foregoing described parcels of real property.

2) All utilities, including, but not limited to, electrical, gas, water, power, and cable, shall be placed underground on that portion of the foregoing parcels of land of real property.

3) Television antennas, radio towers or aerials shall not be permitted to extend more than 6 feet above any structure or on any part of the foregoing described parcels of real property.

4) Horses, cows, sheep, goats, llamas and other domestic or farm animals, except as hereinafter provided, shall be limited in numbers that will comply with all Yamhill County Ordinances. No swine, chickens, or peacocks shall be allowed. No exotic animals, including, but not limited to, lions, tigers, bears, elephants, boa constrictors, pythons, venomous reptiles, or snakes, shall be allowed on the foregoing described parcels of real property.

5) Vehicles that are not in operating condition and/or currently licensed, shall be stored only in an enclosed structure.

6) The following standard shall apply to any house, building, or other structure erected, constructed, or maintained on the foregoing described parcels of real property.

   6.1 Minimum size of the principal dwelling shall be 2200 square feet.
   6.2 Exterior siding shall be lap siding. The roof material shall be a minimum of architectural comp.
   6.3 All exterior lighting shall be shielded so that it does not shine on neighboring parcels.
   6.4 The pitch of all roofs shall be not less than 4-12.
6.5 The exterior surfaces of roofing on the outbuildings shall coordinate with the color tone of the roofing of the houses.
6.6 All outbuildings shall be stained or painted to coordinate with the residence.

7) No part of the foregoing described parcels of the real property shall be used or maintained as dumping sites or depository for rubbish, refuse, trash, garbage, manure or any other farm or type of waste.

8) Water quality and quantity is not guaranteed and all foregoing described parcels of real property will work together and share the cost equally if a new well is needed.

8.1 A homeowners association shall be established with the lot owners of lots 2, 3 & 4. This association will be responsible for the day to day operational costs of the pump and pump house, the costs to be divided equally amongst the 3 lots.
8.2 Each property owner will have their own water filtration system to treat any and all of their own water.
8.3 Water from the well is for household use only, including landscaping that does not exceed ½ of the lot.

Signed this 4th day of February, 2004.

Iryl A. Crisman

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of OREGON

County of YAMHILL

On 3/5/2004, before me, a Notary Public for the State of Oregon, duly commissioned and sworn, personally appeared Iryl A. Crisman, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

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Notary Public for Oregon

My Commission Expires: 6/30/06

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