DECLARATION OF RESTRICTIONS

We, the undersigned, as the owners in fee of the following described real
premises, situate in the County of Yamhill, State of Oregon, to-wit:

Lots 4, 7, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 31, 32, 33,
34, 35, 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 70, 71, 72,
73, 74, 75, 88, 89, 90, 91, and a portion of Lot 47 of HILLCREST
WALNUT PLANTINGS,

hereby make the following declarations as to limitations, restrictions and uses to
which said lots or tracts may be put, and hereby specify that said declarations
should be and constitute covenants that run with the land, as provided by law, and
that the same shall be binding upon those in whom title to said lots or tracts is
or may hereafter be vested, together with all persons, including corporations and
other legal entities claiming by, through or under them. These declarations are for
the benefit of and limitation upon all future owners of said lots or tracts and are
made for the purpose of keeping the same desirable, uniform and attractive. Said
declarations and/or restrictions are as follows:

1. There shall not be stored or kept upon said lots or tracts in
open and plain view any old, nonusable motor vehicles, of any type, or
any such motor vehicle which has been stripped or which would be consider-
exed junk. Nor shall any of said lots or tracts be used as a motor vehicle
junk yard or for the furtherance of an automobile wrecking business,
whether or not said lot or tract be wholly or partially enclosed by a
fence.

2. Said lots or tracts shall not be used for the purpose of raising,
breeding, pasturing, boarding, buying or selling of dogs, cats, mink,
nutria, rodents, hogs, pigs or piglets.

3. The exterior surface, including glass and glazing, of any dwell-
ing, or other building, erected or constructed upon said lots or tracts
shall be completed within one (1) year of the date upon which the
erection or construction was commenced.

4. No tent, camper, travel trailer, lean-to, hut, basement or other
excavation shall be used as a permanent residence, nor used as a temporary
residence or dwelling for a period longer than three (3) months.

5. Mobile homes moved upon said lots or tracts shall have affixed
thereto skirts or other nonperishable devices so that the under portions
thereof are not exposed to view.

6. All mobile homes and dwellings used as a permanent residence
upon said lots or tracts shall have modern plumbing and toilet facilities
installed therein, and sewage disposal shall be by means of a septic tank
system meeting the requirements of the Oregon State Board of Health.
7. All buildings, including mobile homes, hereafter situate upon said lots or tracts shall be so maintained that the same shall, at all times, present a neat and orderly appearance.

8. No single living unit, of whatever kind, shall be used and occupied as a residence by other than a single family related through blood or marriage. This provision does not prevent the use and occupancy of any living unit, on a temporary basis, by casual visitors and/or guests of the owner of such unit, or any person or family using the unit by permission of such owner.

The within and foregoing restrictions are individual and severable. If any one or more of such restrictions be hereafter declared invalid or contrary to law, the remaining restrictions shall continue in full force and effect as completely as though such invalid restriction, or restrictions, had not been incorporated herein in the first instance.

WITNESS the hands and seals of the parties this 6th day of August, 1971.

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON  
County of Yamhill  
ss.  
August 6, 1971.

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES C. WRIGHT and VIRGINIA M. WRIGHT, aka Virginia C. Wright, husband and wife, and DAN BUNN, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

(SEAL)

NOTARY PUBLIC FOR OREGON
My Commission expires: 10/25/74

STATE OF OREGON,  
County of Yamhill,  
ss.

JACK BEELER, County Clerk in and for said County and State, do hereby certify that the within Instrument of Writing was received and has been by me duly recorded on Page 129 of Volume 167 of the Records of Deeds for said County, on this 60 day of August, 1974, at 10:25 A.M. o'clock, P.M.

In testimony whereof, I have hereunto subscribed my name and affixed my Official Seal.

JACK BEELER, County Clerk

Deputy
Hill Crest Walnut Plantings

In the Carlos Buffum Donation Land Claim, and Sec. 13, T.5S., R.4W. WM.
Yamhill County Oregon.

Scale 300 ft to 1 inch

Know All Men By These Presents, That I, Walter M. Cook, of Multnomah County, State of Oregon, am trustee of the land upon this plot, and do hereby acknowledge it to be a true plot of the property laid out, and do hereby dedicate it to the public, through the acts and done as shown on the plat, in the presence of:

[Signatures]

County of Multnomah
State of Oregon

So it is remembered, That on this day of December 1909 before me, the undersigned, a Notary Public, for said Court, and here, personally appeared the undersigned Walter M. Cook, and do hereby acknowledge to me that he executed the same for a purpose therein agreed.

In testimony Whereof, I have hereunto set my hand and affixed my Notarial seal this day and year last above written.

[Signatures]

Notary Public for Oregon

[Signature]

County Surveyor
Approve.

[Signature]