DECLARATION OF RESTRICTIONS, CONDITIONS, COVENANTS,
CHARGES AND AGREEMENTS AFFECTING

JEFFREY PARK SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS that Landquist Development Co.,
an Oregon Corporation, owners of land in Jeffrey Park Subdivision,
a duly recorded plat in Yamhill County, Oregon, recorded in
Plat Book ______, Page ______ of Plat Records of Yamhill County,
Oregon, in connection with said Plats and Dedications, do hereby
declare that for the use of each and all lots in said subdivision,
the following protective covenants are hereby established:

1. LAND USE AND BUILDING TYPE: No lot shall be used for other
   than residential purposes. No more than one, single family
   mobil unit, with attached or detached garage, shall be erected
   on any lot so long as required by the Newberg Zoning Ordinance.

2. Dwelling Size: The ground floor area of the dwelling,
exclusive of open porches and garage, shall be not less than
1150 square feet.

3. Nuisances: No noxious or offensive activity shall be carried
   on upon any lot, nor shall anything be done thereon which may be
   or may become a nuisance or any annoyance to the neighborhood.

4. Temporary Structures: No structure of a temporary character
   such as a tent, shack, or a garage shall be used as a residence
   at any time.

5. Animals: No animals, including poultry, shall be raised or
   kept on any lot, except that dogs, cats, or other household pets
   may be kept, provided they are not raised or kept for commercial
   purposes and are not permitted to cause damage or discomfort to
   neighbors.

6. Garbage and Refuse Disposal: No lot shall be used as a dumping
   ground for garbage, rubbish, or other waste. All garbage or other
   waste shall be kept in sanitary containers, and incinerators or
   other equipment for the storage or disposal of such material shall
   be maintained in a clean and sanitary condition.

7. No trailer, camper or pickup coach, tent, boat, or truck
   (except pickup) shall be parked, placed, erected, maintained or
   constructed on any site within the front yard set-back.

8. No outdoor overhead wire or service drop for the distribution
   of electric energy or for telecommunication purposes, nor any pole,
tower, or other structure supporting said outdoor overhead wires
   shall be erected, placed or maintained within this subdivision.
All owners of lots or tracts within this subdivision, their heirs,
successors, and assigns shall use underground service wires to connect
their premises and the structures erected thereon to the underground
electric or telephone utility facilities provided.

9. All mobil units erected shall be sided with horizontal aluminum,
   cedar, redwood, or spruce siding, to the ground line or foundation
   line.
10. All roofs shall be wood shingles, or shakes, or composition.

11. All Mobil units placed, shall be of high quality, constructed after July 1, 1979, and shall conform to Oregon standards in effect at the time of entry into the subdivision.

12. All Mobil units shall be placed on the lots in conformance to set-back standards issued by the City of Newberg. All Mobil units shall be recessed into the ground or set with appropriate surrounding fill, in order to eliminate the need for steps, high porches and rails.

13. Landscaping: All lots shall be landscaped within a period of one year from the erection of any dwelling.

14. Term: These covenants are to run with the land and shall be binding on all parties claiming under them for a period of 20 years from the date they are recorded, after which time they shall be automatically extended for successive periods of ten years unless an instrument changing them in whole or in part has been signed by a majority of the then owners of lots, and recorded.

15. Enforcement: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants, either to restrain violation or to recover damages.

16. Severability: Invalidations of any one of these covenants by judgment or court order shall in no way affect any of the other covenants, which shall remain in full force and effect.

17. All lots shall be owner occupied, except that an owner-occupant may own one additional lot in the subdivision for rental purposes.

Lindquist Development Co.

By:

President

STATE OF OREGON

County of Yamhill

On this 21st day of December, 1979, before me personally known, Stuart H. Lindquist, to me personally known, who being duly sworn, did say that he, the said Stuart H. Lindquist is the President of Lindquist Development Co., Inc., the within named corporation, and that the said instrument was signed in behalf of the said corporation by authority of its Board of Directors, and Stuart H. Lindquist acknowledge the said instrument to be the free act and deed of said Corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.
JEFFREY PARK

LOCATED IN A PORTION OF THE WILLIAM T. WALLACE D.L.C. NO. 47
IN THE S.E. 1/4 OF SEC. 7 AND THE SW 1/4 OF SEC. 8, T. 3 S., R. 2 W.
W.M., CITY OF NEWBERG, YAMHILL COUNTY, OREGON

JANUARY 1979

SURVEYOR'S CERTIFICATE

STATE OF OREGON
COUNTY OF YAMHILL

I, JOHN N. SUMMERS, BEING FIRST Duly SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY
SUBDIVIDED, SUBDIVIDED AND PLATTED INTO LOTS AND STREET: THE LANDS SHOWN ON THE
ATTACHED PLAT OF "JEFFREY PARK" THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, A TRUE MI 35 3/4 FT. E FROM A TRUE NAD 35 DEGREES 6 MINUTES 36 SECONDS SLOPE, SIX INCHES BELOW THE SURFACE OF GROUND, WHICH IS 48 FT. 40 FT. 32 INCHES HIGH, TO THE SOUTHWEST CORNER OF THE
WILLIAM T. WALLACE D.L.C. NO. 47 IN SECTION 7, T. 3 S., R. 2 W.
W.M., YAMHILL COUNTY, OREGON, SAID INITIAL POINT BEING ON THE NORTH LINE OF LOT 5, GREEN
VALLEY SUBDIVISION, A PLAT OF RECORD IN SAID SECTION 7, AND RUNNING THENCE N 35 DEGREES 35 MINUTES E
ALONG THE NORTH LINE OF SAID GREEN VALLEY SUBDIVISION, 835.82 FT. TO THE SOUTHEAST
CORNER THEREOF, THENCE N 0 DEGREES 40 MINUTES E, 42.705 FT. TO AN IRON ROD, THENCE E 35 DEGREES
35 MINUTES S, 42.705 FT. TO AN IRON ROD, THENCE S 0 DEGREES 40 MINUTES E, 42.705 FT. TO AN IRON ROD, THENCE
S 35 DEGREES 35 MINUTES W, 3.8705 FT. TO THE POINT OF BEGINNING CONTAINING 0.326 ACRES MORE OR
LESS THAT THE ATTACHED MAP IS A REPRESENTATION OF THE LOTS AND STREETS AS SHOWN UPON
THE GROUND WITH 3/4" x 3/4" IRON RODS WITH PLASTIC CAPS STAMPED "SUMMERS PL. 0979" UNLESS OTHERWISE NOTED.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29TH DAY OF JANUARY, 1979

[Signature]
ROTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES \[Date\]

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LINQUIST DEVELOPMENT CO., INC., AN OREGON CORPORATION IS THE TITLE OWNER
OF THE LANDS SHOWN ON THE ANNEXED PLAT AND PARTICULARLY DESCRIBED IN THE SURVEYOR'S
CERTIFICATE HERETO ATTACHED AND HAVE CAUSED THE SAME TO BE SURVEYED SUBDIVIDED
AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THE ANNEXED PLAT, AND TO DEDICATED
"JEFFREY PARK" AND DO HEREBY DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE.

[Signature]
STUART LINQUIST, PRESIDENT
LINQUIST DEVELOPMENT CO., INC

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF YAMHILL

THIS 29TH DAY OF JANUARY, 1979, BEFORE ME, A NOTARY
PUBLIC IN AND FOR SAID COUNTY AND DISTRICT, PERSONALLY APPEARED STUART LINQUIST WHO
IS KNOWN TO ME TO BE THE PERSON PURPORTED TO BE AND WHO EXECUTED THE FORGING
INSTRUMENT AND TO ME HE EXECUTED THE SAME FREELY AND VOLUNTARILY

WITNESS: MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES \[Date\]

APPROVALS

APPROVED \[Date\]
COUNTY SURVEYOR

APPROVED \[Date\]
COUNTY CLERK

APPROVED \[Date\]
TAX COLLECTOR

APPROVED \[Date\]
COUNTY ASSESSOR

APPROVED \[Date\]
CITY SURVEYOR

APPROVED \[Date\]
COUNTY HEALTH OFFICER

APPROVED \[Date\]
CITY PLANNING COMMISSION

DIRECTOR

APPROVED \[Date\]
COUNTY COMMISSIONER

[Signature]
CITY OF NEWBERG

[Signature]
CITY OF YAMHILL