THE DEVELOPERS OF THE LAND IN MERIDIAN PARK SUBDIVISION, a plot recorded in BOOK A, PAGE 176, Yamhill County Court Records, set forth are the following declarations:

MERIDIAN PARK PROTECTIVE Covenants:

1. Land Use and Building Type: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not less than two cars.

2. Dwelling Size: The ground floor area of the main structure exclusive of one-story open porches and garage, shall not be less than 1200 square feet for a one-story dwelling or less than 1600 square feet on the ground floor for a residence with daylight basement or second story. All plans and plot plans must be approved by Developers.

3. Building Location: No building shall be located on any lot nearer than twenty (20) feet to the front lot line, nor nearer than ten (10) feet to any side street or road nor nearer than five (5) feet to any interior lot line; nor nearer than fifteen (15) feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building; however, this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

4. 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. Board fences shall not exceed five (5) feet in height except by consent of adjoining property owners.

5. Occupancy and Completion Time: No dwelling shall be occupied permanently or temporarily prior to 100% completion. Any building shall be completed within one (1) year from start of construction.

6. Temporary Structures: No structure of a temporary character, trailer, basement, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

7. Signs: No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, or sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder or developer to advertise the property during construction and sales.
8. Livestock and Poultry: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot for either domestic or commercial use. Household pets may be kept providing they do not cause discomfort to neighbors by barking, howling or other obnoxious activities.

9. Garbage and Refuse Disposal: No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste except in sanitary containers regularly serviced by a regular garbage collection service.

10. Water Supply and Sewage Disposal: Developers agree to provide City water and sewer services to the individual property lines. Purchasers are required to install meters and service lines from the property line to individual dwellings and pay the prevailing hook-up fees to the City of Newberg.

11. Sidewalks: Purchasers are required, within 30 days after completion of dwellings, to construct sidewalks along the street lot line in conformity to standards set forth by the Newberg City Engineer.

12. Recreational Vehicle or On Street Parking: No recreational vehicle, boat, trailer, or camper shall be parked in the street for more than twenty-four (24) hours in any one time period. However, these vehicles may be parked in the driveway of the owner's lot.

13. Terms: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

14. Enforcement: Enforcement shall be by proceedings at law or in equity against any person or person violating or attempting to violate any covenant either to restrain violation or to recover damages.

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

[Signature]
Developer
Approved by Commission expires 12-26-62