KNOW ALL MEN BY THESE PRESENTS, THAT we,

Evelyn H. Bernard, an unmarried woman  
Peter V. Silper and Gladys E. Silper, husband and wife;  
Glenn A. Barnham and Lois Barnham, husband and wife;  
Dennis J. Kocchetto and Zephina J. Kocchetto, husband and wife,

owners of KOCCHETTO ADDITION to the City of McMinnville, Yamhill County, Oregon, as shown by Recorded Plat of said addition, hereby adopt the following protective covenants which are intended to attach to all of said additions:

A. All Lots in the tract shall be known and described as residential Lots.
No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling or one dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

B. No buildings, except garages and outbuildings shall be located on any residential building plot exactly 25 feet from the front lot line. No building shall be located nearer than 10 feet to any side of lot line.

C. No noxious or offensive trade or activity shall be carried on upon any lot now or hereafter to be made thereon which may be or become an annoyance or nuisance to the neighborhood.

D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

E. No dwelling costing less than $10,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet.

F. These covenants are to run with the land and shall be binding on all of the parties and all persons claiming under them until March 1, 1957, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the Lots it is agreed to change the said covenants in whole or in part.

G. If the parties aforesaid, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any owner or person having any real property situated in or near said tract, at their own expense, to prevent any violation or proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover all costs or other loss from such violation.

H. Violation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED this 1st day of March, 1957.

[Signature]
[Signature]

Recorded 1st day of March, 1957.