Covenants and Restrictions for Mountain Meadows

Deed Restrictions

All Lots conveyed by Grantor in Lots 1 through 10, Mountain Meadows Estates, Yamhill County, Oregon shall be sold subject to similar restrictions for the common benefit of all Grantees and their heirs, successors and assigns.

1. No manufactured or mobile homes 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 which extends more than 20 feet from a public road, except Orchard View Road.

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. Satellite dishes and receivers greater than 24 inches shall not be installed in the front setbacks of the property, must be installed within 50 feet of the dwelling and not closer than 30 feet from an adjoining property line.

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

5. No sewer plant sludge shall be allowed to be placed on the foregoing described parcels of real property.

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

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

   7.1 The front of all houses shall be of "double-wall" construction and utilize construction materials and procedures consistent therewith.

   7.2 The pitch of all roofs shall be not less than 4-12.

   7.3 The exterior surfaces of roofing on the outbuildings shall coordinate with the color tone on the roofing of the houses.
7.4 All outbuildings shall be stained or painted to coordinate with the residence.

7.5 No chain link or barbed wire fencing shall be allowed within the first thirty (30) feet as defined on the approved county site plan. Black vinyl plastic coated chain link shall be allowed.

7.6 All exterior lighting shall be shielded so that it does not shine on neighboring parcels.

7.7 Minimum size of the principal dwelling shall be 1800 square feet.

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

The above deed restrictions to be in force until year 2017, and may be changed after 2017 if all Land Owners of the above lots agree.

[Signatures]
Walter Kolouch J.

Hanni Kolouch E.
STATE OF OREGON  

County of Yamhill  

The foregoing instrument was acknowledged before me this 20 day of Juni 2003, by Walter and Hanni Kolouch, Walter J. Kolouch and Hanni E. Kolouch.

Notary Public of Oregon
My commission expires: 6-3-05

Commission No.
**MOUNTAIN MEADOWS**

Located in NW 1/4, SW 1/4 & SE 1/4
Section 11, T. 4 S., R. 5 W., WM., Yamhill County, OR
2 April 2002

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS that WALTER J. KOLOUCH and HANNI E. KOLOUCH are the owners of the lands described on the attached map and more particularly described in the Surveyor’s Certificate and have caused said lands to be subdivided into lots, roadsides and easements as shown, and do hereby dedicate the roadsides shown as Mountain View Road and Mountain View Lane to Yamhill County, for road purposes forever.

WALTER J. KOLOUCH
HANNI E. KOLOUCH

**Acknowledgement**

STATE OF OREGON
COUNTY OF YAMHILL
On this 5th day of April 2002, did personally appear WALTER J. KOLOUCH and HANNI E. KOLOUCH in the presence of the undersigned and who is a Commissioner of the Circuit Court of the County of Yamhill, State of Oregon, and they executed and delivered to the undersigned a true copy of this Declaration.

WALTER J. KOLOUCH
HANNI E. KOLOUCH

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Pursuant to O.R.S. 92.005, these have been paid or bond posted to this date: 6-30-2003

Yamhill County Tax Collector

**APPROVALS**

- County Planning Director
- County Tax Assessor
- County Tax Collector
- County Surveyor

**SURVEYOR’S CERTIFICATE**

I, Matt Dunkel, do hereby certify that I have correctly surveyed and marked with proper monuments the land herein shown as MOUNTAIN MEADOWS, the boundary of which is described as follows:

Beginning at the southeast corner of this tract of land described in deed from L. A. KOLOUCH and recorded in Yamhill County Deed Records (hereinafter referred to as "L. A. KOLOUCH") in Instrument No. 197090, to the southeast corner of the southeast quarter of the southeast quarter of Section 11, T. 4 S., R. 5 W., William & Mary, Yamhill County, Oregon, hereby referred to as the "first point" and

Point No. 2 is on an ironsat at the southwest corner of the center line of the center line of the center line of the center line of said tract, thence N85º43’45’’W 29.60’ along said center line, thence S85º43’45’’W 22.80’ along said center line, thence S85º43’45’’E 29.60’ along said center line, thence N85º43’45’’E 22.80’ to the center point of said tract, thence N85º43’45’’E 29.60’ along said center line, thence S85º43’45’’E 22.80’ along said center line, thence S85º43’45’’W 29.60’ along said center line, thence N85º43’45’’W 22.80’ to the southwest corner of said tract, thence N85º43’45’’E 29.60’ along said center line, thence S85º43’45’’E 22.80’ along said center line, thence S85º43’45’’W 29.60’ along said center line, thence N85º43’45’’W 22.80’ to the southwest corner of said tract.

This is an exact copy of the original plat of MOUNTAIN MEADOWS.