DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
NORTH PARK ADDITION NO. 2, A MOBILE HOME SUBDIVISION

The undersigned, owners of all of the real property included in North Park Addition No. 2, a plat duly recorded 5/4/79 in CABINET A, SLIDE 250 Flat Records of Yamhill County, Oregon, hereby adopt the following covenants, conditions and restrictions for the purpose of enhancing and protecting the value, desirability and attractiveness of said property.

Those covenants, conditions and restrictions shall constitute the covenants to run with the land and shall be binding upon all persons having or acquiring any right, title or interest in the land or any part thereof, and shall inure to the benefit of each owner thereof.

GENERAL RESTRICTIONS

1. All mobile homes shall conform to the following minimum standards:
   a. Shall not be less than 24' wide, with exterior dimensions enclosing a space of at least 364 square feet.
   b. Shall have a roof with eaves and with a minimum pitch of 2" vertical to 12" horizontal.
   c. Roofing materials shall be non-reflective. Acceptable materials include composition or wood shingles, wood shakes and tiles. Metal roof is not an acceptable material.
   d. Shall be placed on an excavated (pitted) foundation or a ground level foundation that appears similar to the concrete foundations of houses built to the Uniform Building Code; or shall have continuous skirting that, in design, color, and texture, appears to be an integral part of the exterior wall or the foundations of the mobile home. Skirting shall be finished in such a manner that the reflection from skirting shall not be greater than from skirting coated with clean, white, gloss, exterior enamel.
   e. Shall have exterior siding that is commonly used on houses built to the Uniform Building Code, including vertical and lap siding consisting of wood, Masonite, or aluminum materials. Exterior siding shall be finished in such a manner that the reflection from such siding shall not be greater than from siding coated with clean, white, gloss, exterior enamel.

2. All mobile homes shall be maintained in good condition and repair and shall be kept painted to remain aesthetically compatible with mobile homes in the subdivision. Hitches must be removed.
3. Every lot shall be landscaped within eight (8) months after the mobile home is moved onto the site.

4. All sites shall be equipped with closed containers for storage of garbage and other refuse between regular pickup dates. All containers shall be maintained in a clean, sanitary and rodent-proof condition. No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. All waste, rubbish, trash, or garbage shall only be kept in the closed containers for storage of garbage.

5. No storage or accessory buildings shall be placed in the front yard.

6. No tent, shack, garage or other outbuilding constructed or placed upon any portion of said tract shall at any time be used as a temporary or permanent residence.

7. No unlicensed cars, car bodies, or any other unsightly objects will be allowed on any lot.

8. No noxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No commercial business shall be conducted from the property.

9. No domestic animals of any kind shall be raised, kept or permitted upon the premises or any part thereof other than dogs, cats and birds which are not kept, bred or raised thereon for commercial purposes or in unreasonable numbers, and which are reasonably controlled to avoid their being a nuisance to other lot owners.

10. No slick type metal siding will be permitted.

BUILDING RESTRICTIONS

1. All mobile homes shall be placed on solid concrete strip footings not less than 6" thick and 15" wide. All pier block spacing to be according to code. All homes shall be skirted within 90 days of being set, or to city code.

2. No structure other than a mobile home may be placed on this property.

3. All front yards shall be a minimum of 20' from the building to the front property line.
4. All mobile homes, carports, garages or covered patios shall be a minimum of 20' from the front property line, a minimum of 10' from the rear property line, and 5' from the side property lines.

5. All accessory buildings are to have a minimum of 70 square feet of floor area and be less than 10' in height to the tallest point above grade, except that garages may exceed 10' in height.

6. No add-ons will be permitted to the mobile home with the exception of garages or carports or additional storage area.

7. Each mobile home 1st owner shall build either a carport or a garage with a minimum size of 12' by 20' and shall enclose an accessory storage in rear with a minimum size of 8' by 12'. Construction of a required storage building shall be completed within 60 days after occupying the premises. Only lawn furniture may be stored on decks. All exterior construction material must be of the like or similar design and color.

8. All buildings which may be placed or constructed on any portion of the tract, except the portions or whole thereof construction of brick, metal, or stone, shall be painted or process painted as the exterior within six (6) months of the date said buildings are completed.

9. All driveways shall be concrete.

10. All mobile homes shall meet structural and heating as well as plumbing and electrical codes as required by the latest edition of HUD regulations adopted June 15, 1966. No mobile home manufactured before 1962 will be permitted.

11. All electrical installations shall conform to national electrical code as amended and adopted by the State of Oregon regarding mobile homes.

12. All plumbing installations shall conform to Uniform Plumbing Code as amended and adopted by the State of Oregon regarding mobile homes.

13. Sewer cleanouts shall be installed as per code.

14. Pressure regulators shall be installed on all meter supply lines where water pressure exceeds 50 pounds per square inch.

15. All plumbing lines above ground shall be protected against freezing.

16. All sewer lines outside of skirting shall be underground.
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ENFORCEMENT

1. These restrictions shall be deemed to be for the protection and benefit of each of the property owners or occupants of any portion of the above described subdivision, and it is hereby intended that any such person shall have the right to prosecute such proceedings at law or in equity as may be appropriate to enforce the restrictions herein set forth. It is not implied nor at any time will the City of Sheridan be responsible for the enforcement of these restrictions.

2. These restrictions shall run with the land and shall be binding on the owner or tenant of any or all said land and persons claiming by, through or under them until December 31, 1998, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the tracts it is agreeable to change said covenants in whole or part.

3. Invalidation of any one of these foregoing covenants, conditions or restrictions or any portion thereof by court order, judgment or decree shall in no way affect any of the remaining provisions herein which shall, in such case, continue to remain in full force and effect.

JIM ANDERSON CONTRACTING, INC.

BY:

James C. Anderson, President
Ray M. Anderson, Secretary

STATE OF OREGON
COUNTY OF YAMHILL

On this day personally appeared the above named persons who acknowledged the foregoing instrument to be their voluntary act and deed, and that said instrument was signed in behalf of said corporation.

IN WITNESS WHEREOF, I have set my hand and seal this 28th day of April, 1989.

Notary Public for the State of Oregon
My Commission Expires 3.30.1993

STATE OF OREGON
COUNTY OF YAMHILL

I hereby certify that the above instrument was received and duly recorded by me in Yamhill County records.

CHARLES STEPHEN, COUNTY CLERK
5-4-89
NORTH PARK ADDITION NO. 2

REPELANT OF LOT 10 OF

CHERRY HILL ROAD

BERNING BASE

30' R.O.T. 26' C.P.

30' R.O.T. 20' C.P.
REPLAT OF LOT 10 OF THE J. C. BENTON ADDITION TO NORTHERN PARK ADDITION NO. 2,
CITY OF EL PASO, COUNTY OF EL PASO, STATE OF TEXAS.