Declaration of Protective Covenants for Riverdale Sub-Division

Declarants are the owners of certain real property located in the city of Sheridan, County of Yamhill and State of Oregon, known as Riverdale Sub-division.

1. Land Use and Building Type
All lots shall be used for residential purposes. All Houses shall have a minimum of a one-car garage. Pole Buildings are not allowed. Off site built homes, factory built homes and mobile homes are not permitted.

2. Dwelling Size
The minimum square footage of any home within the subdivision shall be 1100 sq. ft. These minimums are exclusive of garages and open porches. Lots 9, 10, 11, 12 minimum sq. footage of home must be 1400

3. Vehicles in Disrepair
No lot shall permit any vehicle, which is in any extreme state of disrepair to be abandoned or to remain parked upon any lot or on any street for a period in excess of 72 hours.

4. Rubbish and Trash
No lot shall be used as a dumping ground for trash or rubbish of any kind. All garbage and other waste shall be kept in appropriate sanitary containers for proper disposal and out of public view.

5. Exterior Materials
Roofing materials must be cedar shake, cedar shake, tile or, at a minimum, architectural 30 year, composition shingle. The exterior siding material shall be cedar, stone, bricks, stucco, boards and batt, or HardiPlank lap siding. Each home must have a portion of the front dedicated to cedar, stone or brick.

6. Exterior Finish
Exterior colors of all homes must be from the Sherwin and Williams Arts and Crafts color chart. Paint may be purchased from any retailer and matched to above-mentioned colors. This restriction to be in effect until the year 2012.

The conditions and restrictions of this declaration may be amended or terminated by an instrument signed by not less than 80 percent of the lot owners.

Dated the 19th of October, 2007

Timothy Wenger, manager
Keystone Builders LLC

This instrument was acknowledged before me on 10-19-2007

Notary Republic of Oregon
RIVERDALE
A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN
PART OF LOT 5 OF "EAST SHERIDAN SUBDIVISION"
CITY OF SHERIDAN, YAMHILL COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that KEYSTONE BUILDERS, LLC and the RICHARD J. WENGER and RUTH J. WENGER JOINT REVOCABLE LIVING TRUST are the owners, in fee, of the lands represented on the attached map and more particularly described in the Surveyor’s Certificate and have caused said lands to be surveyed and platted into lots, streets, right of ways and easements as shown and noted on the attached map, in accordance with the provisions of the respective D.E.S. and the standards of the City of Sheridan, to be dedicated as RIVERDALE. The undersigned do hereby dedicate for the public use forever all street right of ways and easements for the purposes shown and noted on the attached map.

TIMOTHY WENGER
Member, KEYSTONE BUILDERS, LLC

ACKNOWLEDGMENT

STATE OF OREGON
CITY OF SHERIDAN

On the day of 2006, personally appeared before me, a Notary Public for the State of Oregon, TIMOTHY WENGER, Member, KEYSTONE BUILDERS, LLC, and that this Declaration was voluntarily signed and sealed by him in behalf of and pursuant to authority of said company.

RICHARD J. WENGER
Trustee, RICHARD J. WENGER AND RUTH J. WENGER JOINT REVOCABLE LIVING TRUST

ACKNOWLEDGMENT

STATE OF OREGON
CITY OF SHERIDAN

On the day of 2006, personally appeared before me, a Notary Public for the State of Oregon, RICHARD J. WENGER, Trustee, RICHARD J. WENGER AND RUTH J. WENGER JOINT REVOCABLE LIVING TRUST, and said company.

CITY APPROVALS:

City of Sheridan Date: 09-13-07
Planning Commission Chair
Sheridan Planning Focal Point: 05-08-13
City of Sheridan Engineer Date: 09-27-2007

SURVEYOR’S CERTIFICATE

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

A tract of land in the northeast 1/4 of Section 35, Township 5 South, Range 6 West, Willamette Meridian, Yamhill County, Oregon, being a portion of Lot 5 of East Sheridan Subdivision, the perimeter of which is more particularly described as follows:

Beginning at the southwest corner of Lot 5 of East Sheridan Subdivision and the initial point of this subdivision; thence North 00°29'00" East 170.72 feet along the west line of Lot 4 of East Sheridan Subdivision to the center of the south fork of the Yamhill River as measured in County Survey No. 10545; thence South 85°32'31" East 265.19 feet along said center of river to the west line of Lot 4 of East Sheridan Subdivision; thence South 00°28'00" West 647.62 feet along west line of said lot 4 to the north line of ELKINGTON ENTERPRISES, L.L.C. tract described in Instrument Number 2007-00140, Yamhill County Deed Records; thence South 85°32'00" West 87.46 feet along north line of said ELKINGTON tract to the west line of said tract; thence South 00°28'00" West 85.39 feet to the north margin of Sheridan Road; thence North 65°10'00" West 169.97 feet along said north margin to the point of beginning.

Matt Dunkel Matt Dunkel & Assoc
3760 Riverdale Drive McMinnville, Oregon 97128 Phone: 503-472-7904 Fax: 503-472-0167 Email: matt@dunkelkeest.com

COUNTY APPROVALS:

Yamhill County Tax Assessor Date: 10-04-07
Yamhill County Tax Collector Date: 10-04-07

OFFICIAL YAMHILL COUNTY RECORDS JIM COLVIN, COUNTY CLERK
PO BOX 1290 SHERIDAN, OR 97378

This is an exact copy of the original plat of RIVERDALE

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