DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SANDALWOOD ADDITION
An R-3, P.D. Subdivision in the City of McMinnville,
Yamhill County, Oregon

The undersigned, owners of all the real property
included in Sandalwood P.D., a plat duly recorded. Plat
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.
These 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 insure
to the benefit of each owner thereof.

GENERAL RESTRICTIONS:
1. All manufactured homes shall be a double wide unit
and be constructed with a non-reflective pitched roof with
eaves. Acceptable roofing materials include composition
roofing, split shakes and tile, fiber glass or painted metal
tile also.

2. All manufactured homes shall be maintained in good
condition and repair and shall be kept painted to remain
aesthetically compatible with other mobile homes in the
subdivision. Hitches must be removed.

3. Every lot shall be landscaped within eight (8)
months after the manufactured home is moved onto the site.

4. All zoning and building requirements of the City
of McMinnville shall pertain to all sites.

5. 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.

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

7. 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.

8. No unlicensed cars, car bodies, or any other
unsightly objects will be allowed on any lot.
9. 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.

10. 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.

BUILDING RESTRICTION:

1. All manufactured 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.

2. All manufactured homes when installed shall be "pitted" for esthetic looks. All units shall be set with a minimum clearance of 18 inches between existing ground and the lowest point on the floor joists of the unit. Maximum distance between bottom of siding and ground after backfilling shall be 12 inches.

3. All front yards shall be a minimum of 15 feet from the building to the front property line.

4. All carports, garages or covered patios shall be a minimum of 20 feet from the front property line, a minimum of 20 feet from the rear property line, and 7.5 feet from the side property lines.

5. Each lot owner shall submit to the McMinnville Building Department for their approval prior to the setting of a home, three site plans showing the location of the home and proposes building in relation to all property lines.

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

7. Each manufactured home owner shall build a garage with a minimum of 320 square feet and 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 a similar design and color.

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

10. All manufactured homes shall meet structural and heating as well as plumbing and electrical codes as required by HUD regulations adopted June 15, 1976.

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

12. All plumbing installations shall conform to the Uniform Plumbing Code as amended and adopted by the State of Oregon regarding manufactured 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 60 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.

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 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 McMinnville be responsible for the enforcement of these restrictions.

2. These restrictions shall run with the land and shall be binding on the owner or tenants of any or all of said land and all persons claiming by, through or under them until 10 years from August 20, 1991, 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, restrictions, or conditions or any portion thereof by court order, judgment or decree shall in no way affect any of the remaining provisions hereof which shall, in such case, continue to remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto set
their hands and seals this 30th day of August, 1991

Leonard J. Johnson
Judith H. Johnson

STATE OF OREGON,

County of Yamhill ss.

BE IT REMEMBERED, That on this 30th day of August, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Leonard J. Johnson and Judith H. Johnson

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon.
My Commission expires Sept. 19, 1991

GENERAL ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF YAMHILL

008386

[Signature]
Charles Stern, County Clerk
NARRATIVE

THE PURPOSE OF THIS SURVEY/SUBDIVISION IS TO SURVEY AND PLAT THAT CERTAIN TRACT DESCRIBED AND
RECORDED IN FILL 252, PAGE 1274, YAMHILL COUNTY REFILE RECORDS AND AS DESCRIBED AND SHOWN ON EXHIBIT "A"
HEREWITH. TO THE BEST OF OUR KNOWLEDGE, THIS SURVEY AND PLAT IS CORRECT. WE RECOMMEND THAT A
REVIEW OF THE ATTACHED MAPS BE CHECKED TO ENSURE ACCURACY. THE ATTACHED MAPS WILL BE
BASED ON THE FOLLOWING:

SURVEYOR'S CERTIFICATE

COUNTY OF YAMHILL
STATE OF OREGON

1. JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY
DEPOSITS WITH THE COUNTY COMMISSIONER OF THE COUNTY OF YAMHILL, STATE OF OREGON, A SURVEY OF THE
LATERAL OCTOBER 1, 1979, TO鎮 THE INDICATED POINTS AND THE ATTACHED MAP, SHOWING THE LINES AND
BOUNDARIES OF THE TRACT OF LAND DESCRIBED AND SHOWN ON THE ATTACHED MAP WHEREBY THE
SURVEYED LINES AND BOUNDARIES ARE AS SHOWN ON THE ATTACHED MAP.

NOTE

Pursuant to City of Munholland Ordinance No. 4282, park fees for each lot shall be paid at time of application for placement of manufactured home.

APPROVALS

YAMHILL COUNTY COMMISSIONER
BETTIE CURRAN

YAMHILL COUNTY COMMISSIONER
LINDA A. STEPHENSON

CHAIRMAN, CITY OF YAMHILL
BRUCE E. SHUTT

CITY OF YAMHILL, SURVEYOR
YAMHILL COUNTY ASSESSOR

ATTESTS

VINCENT R. MAYOR, Chief Deputy

YAMHILL COUNTY TAX COLLECTOR

RECORDING

COUNTY OF YAMHILL
STATE OF OREGON

THIS IS TO CERTIFY THAT THIS SURVEY/SUBDIVISION AS DESCRIBED HEREBY HAS BEEN REGIS-
TED AND RECORDED IN THE OFFICE OF THE COUNTY COMMISSIONER OF YAMHILL COUNTY, STATE OF
OREGON, ON THIS DAY OF JUNE, 1991, AT 9:00 O'CLOCK A.M.

THOMAS FULLER, Deputy

YAMHILL COUNTY CLERK

STATE OF OREGON
COUNTY OF YAMHILL

NOTARY PUBLIC
OREGON

My Commission Expires 12-31-99

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL."