KNOW ALL MEN BY THESE PRESENTS, that we, GEORGE W.
CONSTABLE and MYRIELLE B. CONSTABLE, owners of the property described
and platted as "SERRIA VISTA TRACTS" by surveyor's certificate,
dedication and plat duly recorded in Yamhill County, Oregon,
on July 5, 1951, in Book 6, Page 37, Record of Town
Plat for said county and state, do hereby establish the following
protective covenants for said property:

1. None of said tracts shall be developed for other
than residential use.

2. No building shall be erected on any of said tracts
having an area of less than 650 square feet, or costing less
than $5,000.00.

3. No building or portion thereof shall be erected on
tracts 1, 4, 5, 6 and 7 within 25 feet from the west line thereof
that no building or portion thereof shall be erected on tract
8 within 25 feet from the east line thereof; that no building or
portion thereof shall be erected on tracts 1, 2 and 3 within
30 feet from the north line thereof.

4. Other than the set-back provisions mentioned in
paragraph 3, relating to buildings adjacent to Evergreen Drive
and Serria Vista Road, no building or portion thereof shall be
erected on any of said tracts within 5 feet of any boundary thereof.

5. No activity or condition shall be conducted or
permitted on any of said tracts which is obnoxious, offensive or
harmful to adjoining tracts or the area as a whole.

6. No sign of any kind shall be displayed to the public
view on any tract except one sign of not more than 5 square feet
advertising the property for sale or rent, or signs used by a
builder to advertise the property during the construction and
7. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any tract, except that dogs, cats or other household pets may be kept for other than commercial purposes.

8. No tract shall be used or maintained as a dumping ground for rubbish, and trash, garbage or other waste shall not be kept except in sanitary containers, and shall be removed or otherwise disposed of promptly and regularly. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

9. Sewage disposal systems on all of said tracts shall be located, constructed and equipped in accord with standards which equal or exceed minimum requirements as issued by the Federal Housing Administration.

10. These covenants shall run with the land and be binding upon and for the benefit of all property owners in Cerria Vista Tracts, their heirs, executors, administrators and assigns. Such covenants shall be effective for 20 years from its date, and shall thereafter be automatically extended for successive periods of 10 years each, unless at the expiration of the original 20 years, or any succeeding 10-year period, a change is agreed upon by 75% of the property owners affected, such changes to be provided in writing and duly recorded.

11. Any owner of any of said tracts may institute and prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate any of said covenants.

12. All conveyances or sales hereafter made of any of said tracts shall include specific provisions making them subject to the covenants and restrictions above set forth, either by repealing said covenants or by reference to this recorded
In Witness Whereof, we have hereunto set our hands and seals the 22nd day of December, 1951.

[Signatures]

STATE OF OREGON

County of Yamhill

BE IT REMEMBERED, That on this 22nd day of December, 1951, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within-named George W. Constable and Mozelle B. Constable, known to me to be the identical individuals 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.

[Notary Public]


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