COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TIMMONS ESTATES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that Hazel Timmons, owner of all the land in Timmons Estates subdivision, a duly recorded plat in Yamhill County, Oregon recorded in Plat Book 1999, Page 431, of the Plat of Records of Yamhill County, Oregon in connection with said Plat and Dedication, do hereby declare that for the use of each and all of lots 1 through 20 inclusive Timmons Estates Subdivision, the following protective covenants are hereby established:

1. All lots shall be used for single family residential purposes only.

2. No noxious, dangerous or offensive activity shall be carried on upon any lot, nor shall anything be done therein which may be or become an annoyance or nuisance to the neighborhood. Specifically, the riding or running of motorcycles on a track or for extended periods of time, is considered offensive.

3. No animals other than a reasonable number of household pets which are not kept, bred, boarded, or raised for commercial purposes and which are not a nuisance to other lots, shall be kept on any lot.

4. No re-built or re-located houses are allowed on any lot, including pre-manufactured homes.

5. Minimum square footage for a single story home to be not less than 1,500 square feet. The Developer (Hazel Timmons) reserves the right to permit exceptions to this dwelling size requirement in selected locations. The Developer (Hazel Timmons) may permit size exceptions where architectural design enhancement provides an overall appearance and value in conformance with the balance of the property.

6. Minimum square footage for a 2 story home to be not less than 1,700 square feet.

7. Lap siding is required on all sides. No T1-11 or plywood siding is allowed.

8. Roofing materials to consist of fiberglass architectural composition shingles, cedar shakes, cedar shingles or tile.

9. All wood on the houses are to be painted light colors or use a protective coating on natural wood.

10. No recreational vehicles, campers, and/or boats are to be permanently parked in the Timmons Estate's streets, front yards or in driveways in excess of a 24 hour time period. They can be parked in back yards as long as no part of the vehicle, camper or boat projects beyond the front wall of the dwelling or garage.

AFTER RECORDING
RETURN TO:

1/6 3-20-99

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK

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004 10027700 10 00
1 P04 2 0 10 00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00
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1/6
11. No owner shall permit any vehicle which is in an extended state of disrepair to be abandoned or remain parked on any lot or street within the subdivision for a period in excess of 48 hours.

12. No cyclone or wire fences are to be permitted in front yards or in side yards of corner lots along a flanking street.

13. No outside exposed storage shall be allowed except for firewood.

14. No direct beam exterior lighting or noise making devices shall be installed or maintained on a lot within Timmons Estates, except for private security systems and subdued landscape lighting, which are allowed.

15. No antennas other than standard television antennas shall be placed on any lot.

16. All garbage, trash, cuttings, refuse, or garbage containers, fuel tanks, clothes drying apparatus or other service facilities shall be screened from view from neighboring lots.

17. No signs shall be placed or kept on a lot, except signage constructed of a tasteful and personal nature such as a household name and address, temporary placement of political signs by property owners, standard real estate "yard signs" will be permitted and only one sign per lot will be permitted at one time. Standard "Block Home" signs shall also be permitted for inside window placement only.

18. All houses are to have a minimum of 2 car garages.

19. All homes are to have a minimum of 2 Bathrooms.

20. Front landscaping is to be completed within 6 months of completion of dwelling.

21. Each dwelling shall have some of the front area in masonry brick or stone.

Hazel Timmons  
Owner of Timmons Estates, Inc.

Date

3/30/99

Dale R. Norwood  
Notary

Expires June 3, 2002
SURVEYOR'S CERTIFICATE

(To be filled in by surveyor)...

RENEWABLE: DECEMBER 31, 2000

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: Hazel E. Timmons is the owner of the lands represented on the attached map and more particularly described in the attached Surveyor's Certificate and thereupon said lands to be subdivided into lots, streets, and easements as shown and do hereby declare "Tweed's Lumber Lot" and the easements specified in the public records.

Hazel E. Timmons

ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF YAMHILL

On this ______ day of ______, 1999, Hazel Timmons, did personally appear in the presence of ______ and ______, Judges of the Court, and being duly sworn, did make and declare the facts set forth in the Declaration to be true and correct and voluntarily.

City and County of Portland

1250 SW Salmon Street

4th Floor

Portland, OR 97204

(503) 823-2196

Section 1.05

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