COVENANTS, CONDITIONS AND RESTRICTIONS
FOR WILDCOOD ADDITION

The undersigned owners of all the real property included in Wildwood Addition to the City of Newberg, Yamhill County, Oregon, hereby adopt the following covenants, conditions and restrictions for the purpose of enhancing and protecting the value, desirability and attractiveness of certain property in Wildwood Addition. These covenants, conditions and restrictions shall constitute the covenants to run with the land included within Wildwood Addition except Lots 1 and 22, Block 1, and Lots 3, 4, 12, 13 and 14, Block 2 (hereinafter referred to as the "Properties"), and shall be binding upon all persons having or acquiring any right, title or interest in the Properties or any part thereof and shall inure to the benefit of each owner thereof.

A. Land Use and Building Type. The lots within the Properties shall be used for residential purposes only as sites for mobile homes.

B. Nuisances. No noxious or offensive activities shall be carried on upon the Properties or any part thereof, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

C. Temporary Structures. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. A mobile home which has been placed on a foundation in 07101 g.
accordance with the requirements of the Newberg Zoning Ordinance shall not be regarded as a temporary structure.

D. Signs. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet advertising property for sale or rent or signs used by the builder or the builder's agent to advertise property during the construction and sales period.

E. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept within the Properties, with the exception of dogs, cats or other household pets; provided that they are not kept, bred or maintained for any commercial purpose.

F. Garbage and Refuse Disposal. No portion of the Properties shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

G. Sewage Disposal. No individual sewage disposal system shall be permitted within the Properties unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the City of Newberg and the Oregon State Department of Environmental Quality. Approval of such systems as installed shall be obtained from such authorities.
H. Owner Occupancy. All lots within the Properties shall be owner occupied except that an owner/occupant may own one additional lot within the Properties for rental purposes.

I. Compliance with Laws. Owners and occupants of lots within the Properties shall, at all times, comply with requirements of applicable ordinances and regulations of the City of Newberg.

J. Storage. Each lot within the Properties upon which a mobile home is situated shall have an accessory carport for the storage of at least one automobile, together with a storage building having a storage capacity of not less than $\frac{1}{2}$ cubic feet.

K. Recreational Equipment. No camper, trailer or boat shall be stored on the street in front of any lot within the Properties or within the front yard setback on any lot.

L. Term. These covenants shall run with the land for a term of twenty years from the date of recording. Thereafter, these covenants shall be automatically extended for successive periods of ten years each, unless an instrument amending or canceling the covenants has been executed by a majority of the then owners of lots within the Properties and recorded.

M. Amendments. The foregoing covenants may be amended at any time upon written approval of owners of 75 percent of the lots within the Properties; provided that paragraphs A, H and I shall not be amended without the consent of the City of Newberg.
IN WITNESS WHEREOF the undersigned owners of the Properties have executed these covenants, conditions and restrictions as of the 25 day of August, 1980.

BRENTWOOD CORPORATION

By

Gary Albertson

William L. Allen

William A. Allen

Clara E. Corbisier Allen

George Nicklous

Gwendolyn M. Nicklous

The foregoing covenants, conditions and restrictions of Wildwood Addition are approved.

Date: Aug 28, 1980

CITY OF NEWBERG

By

Planning Director
STATE OF OREGON

COUNTY OF

On this 22 day of August, 1980, before me, a notary public in and for said county and state, personally appeared the within-named GARY ALBERTSON to me known to be the identical person described in and who executed the foregoing instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein stated.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal the date first hereinafore written.

[Signature]
Notary Public for Oregon
My commission expires: 7-2-81

COUNTY OF

On this 22 day of August, 1980, before me, a notary public in and for said county and state, personally appeared the within-named Joan Bueerman to me known, who being first duly sworn did say that she is the President of Brentwood Corporation, the corporation hereinafter named; that said instrument was signed in behalf of said corporation by authority of its board of directors; and said Joan Bueermann acknowledged the execution of said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal the date first hereinafore written.

[Signature]
Notary Public for Oregon
My commission expires: 7-2-81
STATE OF OREGON
) SS
COUNTY OF Multnomah

On this 16th day of August, 1980, before me, a notary public in and for said county and state, personally appeared the within-named WILLIAM A. ALLEN and CLARA B. CORBISIER ALLEN, husband and wife, to me known to be the identical persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein stated.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal the date first hereinabove written.

[Signature]
Notary Public for Oregon
My commission expires June 4, 1984

STATE OF OREGON
) SS
COUNTY OF Columbia

On this 26th day of August, 1980, before me, a notary public in and for said county and state, personally appeared the within-named George Nicklous and Gwendolyn M. Nicklous, husband and wife, to me known to be the identical persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein stated.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal the date first hereinabove written.

[Signature]
Notary Public for Oregon
My commission expires: June 14, 1984
WILLOWOOD ADDITION

Citv of Newberg, Yamhill County, Oregon

Section 29, Township 3 South, Range 2 West of the Willamette Meridian

A subdivision located in a portion of the property described in a Surveyor's Certificate dated June 17, 1982.
ACKNOWLEDGEMENT

DEED OF ADDITION

City of Newberg, Yamhill County, Oregon
Section 20 Township 3 South Range 5 West of the Willamette Meridian
A Addition located in a portion of the Joseph B. Foggs Donation Land Claim No. 55

TO THE CITY OF NEWBERG

WILLOWOOD ADDITION