DECLARATION OF RESTRICTIONS

We, the undersigned, as the owners in fee of the following described real premises, situate in the County of Yamhill, State of Oregon, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, and that portion of 28 that is East of County Road of YAMHILL WALNUT GROVES,

hereby make the following declarations as to limitations, restrictions and uses to which said lots or tracts may be put, and hereby specify that said declarations shall be and constitute covenants that run with the land, as provided by law, and that the same shall be binding upon those in whom title to said lots or tracts is or may hereafter be vested, together with all persons, including corporations and other legal entities claiming by through or under them. These declarations are for the benefit of and limitation upon all future owners of said lots or tracts and are made for the purpose of keeping the same desirable, uniform and attractive. Said declarations and or restrictions are as follows:

1. There shall not be stored or kept upon said lots or tracts in open and plain view any old, nonusable motor vehicles, of any type, or any such motor vehicle which has been stripped or which would be considered junk. Nor shall any of said lots or tracts be used as a motor vehicle junk yard or for the storage of an automobile wrecking business, whether or not said lot or tract be wholly or partially enclosed by a fence.

2. Said lots or tracts shall not be used for the purpose of raising, breeding, retaining, boarding, buying or selling of mink, nutrias, rodents, hogs, pigs, or piglets.

3. The exterior surface, including glass and glazing, of any dwelling, or other building, erected or constructed upon said lots or tracts shall be completed within one (1) year of the date upon which the erection or construction was commenced.

4. No tent, camper, travel trailer, lean-to, hut, basement or other excavation shall be used as a permanent residence, nor used as a temporary residence or dwelling for a period longer than three (3) months.

5. Mobile homes moved upon said lots or tracts shall have affixed thereto skirts or other nonpermeable devices so that the under portions thereof are not exposed to view.

6. All mobile homes and dwellings used as a permanent residence upon said lots or tracts shall have modern plumbing and toilet facilities installed therein, and sewage disposal shall be by means of a septic tank system meeting the requirements of the Oregon State Board of Health.

7. All buildings including mobile homes, hereafter situate upon said lots or tracts shall be so maintained that the same shall, at all times, present a neat and orderly appearance.
8. No single living unit, of whatever kind, shall be used and occupied as a residence by other than a single family related through blood or marriage. This provision does not prevent the use and occupancy of any living unit, on a temporary basis, by casual visitors and or guests of the owner of such unit, or any person or family using the unit by permission of such owner.

The within and foregoing restrictions are individual and severable.

If any one or more of such restrictions be hereafter declared invalid or contrary to law, the remaining restrictions shall continue in full force and effect as completely as though such invalid restriction, or restrictions, had not been incorporated herein in the first instance.

WITNESS the hands and seals of the parties this 14th day of August 1973

DAN BUNN, INC.

[Signature]

President

STATE OF OREGON } ss
County of Marion

August 14th, 1973

Personally appeared Dan Bunn, who being duly sworn, did say that he is the President of Dan Bunn, Inc., a corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; said instrument to be its voluntary act and deed.

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
BY COMMISSION EXPIRES 9/25/73

STATE OF OREGON.

County of Marion.

JACK BEILER, County Clerk of said County, do hereby certify that the above Instrument was received and has been recorded on Page 1208 of Volume 24 of the Records of Deeds for said County, on this 26th day of August, 1973, of P.M., and that the above is a true and correct copy of the Instrument, whereby I have hereunto subscribed my name and affixed my official Seal.

[Signature]

JACK BEILER, County Clerk

Return to:
Key Escrow Services, Inc.
P.O. Box 2324
Salem, Oregon 97308

[Signature]