

PROTECTIVE COVENANTS
FOR
HIGHLAND CREST III SUBDIVISION
BAKER CITY, OREGON

94 35 131

KNOW ALL MEN BY THESE PRESENTS: That the Joint Venture of Jeffery D. Petry, Carol J. Petry, Floyd Steven McLean and Cindy McLean the owners of the following described property, in Baker City, State of Oregon, to-wit:

Highland Crest III Subdivision a subdivision according to the final plat on file with Baker County Records Office; and it is the intention of said owners to include all of the above described premises in said plat and that said premises are to be divided into lots and blocks as shown on said plat. The easements indicated on said plat are hereby perpetually reserved for public utilities, future public streets and for any other uses as designated hereon.

NOW, THEREFORE, said owner hereby declares said premises, to be subject to the following covenants, restrictions and conditions; and the acceptance of any deed or conveyance thereof by the grantees and their heirs, executors, administrators, successors and assigns, shall constitute their covenant and agreement to accept and hold the property described or conveyed in or by such deed or conveyance, subject to said covenants, restrictions and conditions, as follows, to-wit:

ARTICLE I - GENERAL RESTRICTIONS

1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot, other than one detached, single-family dwelling, not to exceed two stories above ground, and a required private enclosed garage which hold no less than two cars and no more than three cars.

2. ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot without the approval by the architectural control committee and compliance with the provisions of Section 6, Article II of these covenants. No fence, wall, swimming pool or other construction shall be erected, placed or altered on any lot without approval of the architectural control committee, including exterior color scheme. The approval of the Committee shall not be unreasonably withheld if the said plans and specifications are for improvements which are similar in general design and quality, and generally in harmony with the dwelling then located on said property.

The floor area of a one-story house in this subdivision shall not be less than 1600 square feet on the ground floor. Two-story and trilevel homes shall have not less than 2000 square feet, exclusive of covered porches, entrances or patios. No split entry homes will be allowed. Exterior colors of earth tones or light blues or grays shall be encouraged. Bright or bold colors, or very dark colors shall be discouraged.

The value of any residence shall exceed \$110,000.00, (lot excluded), based on May 1994 values.