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DECLARATION OF CONDITIONS AND RESTRICTIONS
(River Brook Mobile Home Sub-Division)

(1) GENERAL PROVISIONS:

The undersigned WILLIAM H. KIRKPATRICK, BRUCE C. KIRKPATRICK and ANN KIRKPATRICK, hereinafter called the Grantors, having established a general plan for the development, improvement, maintenance and protection of the real property embraced in River Brook Mobile Home Sub-Division located in the Southeast Quarter of Section 8, Township 9 South, Range 40, E., W.M., in Baker County, Oregon, hereby make the following Declaration of Conditions and Restrictions, pertaining to said real property, the same to run with the land and be binding upon and for the benefit of all persons now or hereafter owning said real property, their heirs, personal representatives, successors and assigns.

(2) TYPE OF STRUCTURE:

A lot shall consist of an area containing at least 5,000 square feet, designated as such on the official plat of the sub-division. No structure intended for human habitation shall be placed, erected or maintained on any lot, other than a single detached dwelling unit to be occupied by no more than one family. Each home shall have not less than 700 square feet of ground floor area, excluding carports, patios, porches and steps, and shall have a width of not less than 12 feet. All wheels, axles, hitches, tongues and other equipment designed for moving such structure shall be removed, and any mobile home, modular home or other structure intended for dwelling purposes, shall be affixed and annexed to the land and be considered a permanent improve-