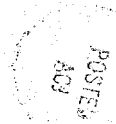


DEED 78 29 063



BUILDING AND USE RESTRICTIONS
SPARTA RECREATIONAL LANDS
BAKER CO. OREGON

Recorded July 20, 1978
Deed # 78-29-060

Alvin C. Ward, Lois Ann Ward, Ralph E. Ward, and Alice L. Ward, being the sole owners of the subdivision known as Sparta Recreation Lands, Baker County, Oregon, as platted and recorded in Plat Book # Deed 78-29, page 060, as of the 20th day of July, 1978, Baker County, Oregon, Plat Records, do hereby and by these presents subject said subdivision, and the whole thereof, to the following building and use restrictions.

1. All lots included in this plat are approved only for single family residential purposes. All on site construction of dwellings and outbuildings shall meet state building codes. Temporary dwellings or mobile homes shall be limited to those vehicles, trailers, or mobile homes originally manufactured for dwelling purposes.
2. All lots in subdivision shall have unobstructed use of all roadways in subdivision.
3. Surface or subsurface mining operations of any nature will not be permitted.
4. No animals, with the exception of a maximum of four (4) dogs, cats or horses, shall be permitted to be kept or bred on the property.
5. Any dwelling or recreational use buildings shall conform to and blend to the general area as not to distract from the aesthetic values of the property. All garbage shall be removed from the premises.
6. Timber removed is limited to necessary thinning and pruning operation in accordance with good forestry practices and all such acts must be done in accordance with Oregon Forestry Practices Act and the rules and regulations set forth thereunder. All outside fires must be supervised at all times and kept on areas where it is not possible to cause damage to adjoining property owners. Chimneys must be equipped with spark arresters.
7. These restrictions shall be for the protection and benefit of each of the owners or occupants of any portion of the above described subdivision, and it is intended hereby that any person shall have the right to enforce these restrictions in an action at law or in equity as may be appropriate.
8. Invalidation of any one of these foregoing covenants, restrictions, or conditions or any portion thereof by court order, judgment, or decree shall in no way affect any of the other remaining provisions hereof which shall, in such case, remain in full force and effect.
9. All covenants, conditions and restrictions included herein shall run with the land forever unless removed, modified, or amended at any time by 66-2/3% of the landowners of Sparta Recreational Lands and an affidavit to this effect shall be filed with the Baker County Clerk.

 SELLERS

 PURCHASERS

00314

July 20, 1978

Antita C. Johnson