



**DECLARATION OF CONDITIONS AND RESTRICTIONS  
SUNRISE ESTATES**

**PREAMBLE**

The undersigned, being the record owner and party in interest of all of the following described real property, located in the County of Baker, State of Oregon:

A tract of land in the Southwest quarter of the Northeast quarter of Section 16, T. 9 S., R. 40 E., W.M., in the City of Baker City and State of Oregon, more particularly described as follows:

Commencing at a point on the North-South centerline of said Section 16, which point is 80 rods South of the quarter corner between Sections 9 and 16; thence East 80 rods; thence South 20 rods; thence West 80 rods to said centerline; thence North 20 rods to the point of beginning, EXCEPTING THEREFROM that portion lying within "D" Street, and EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded December 13, 1939, in Deed Book 128, Page 52.

and do hereby make the following Declaration of Conditions and Restrictions covering the above described real property, specifying that this Declaration shall constitute covenants to run with all the land and shall be binding upon all persons claiming under then and that these Conditions and Restrictions shall be for the benefit of and limitations upon all future owners of said real property.

**COVENANTS**

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 in height containing at least 1100 square feet of living space and a private garage for not more than four cars. All residences will have a minimum 300 square foot garage within 120 days of occupancy with harmony of exterior design.

2. **EASEMENTS.** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the front ten feet of each lot on both Cedar and "D" Streets.

3. **TEMPORARY STRUCTURES.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently.