

REC'D 93 08 104

1. Land Use And Building Types

- a) No lot shall be used except for residential purposes.
- b) No building shall be erected, altered, placed or permitted to remain on any lot, other than one detached, single-family dwelling and a private garage for not more than three cars.
- c) No full two story structures will be allowed except for lots 3, 4, 9 and 10.
- d) Only new "stick built" or custom built homes will be allowed on lots 1-12. These homes must meet all State of Oregon building codes and consist of at least 1200 square feet of living space.

2. Temporary Or Other Structures

No structure of a temporary nature, trailer, tent, garage, barn or other out building shall be used at any time as a residence either temporary or permanently. No old or second hand structures shall be moved onto any said lot.

3. Building Location

No building shall be located on any lot within twenty feet from the front lot line measured to the nearest foundation wall of such building; nor within 10 feet of one side lot line and within 5 feet of the opposite side lot line. For the purposes of this covenant, eaves, steps, decks and porches shall not be construed to permit any portion of a building to encroach upon these set-backs.

4. Easements

Easements for installation and maintenance of utilities are reserved as shown on the recorded plot and must be kept clear of encroachment of permanent structures.

5. Fences

- a) Fences for said lots shall not be higher than 6 feet for back yards and not higher than 4 feet for front yards.
- b) For the purposes of this covenant, front fences separating properties on the sides must extend from the street easement to the point parallel the front foundation wall.

6. Signs

No billboard of any character shall be erected, posted, painted or displayed upon or about any said property.