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DEDICATION OF RESTRICTIVE COVENANTS FOR
"GREEN ACRES"

A subdivision according to the official plat thereof on file in the records of
Klamath County, Oregon

Preamble

We, H. Dean Mason and Joan Coralie Mason, husband and wife, and Robert Lecklider
and Nancy C. Lecklider, husband and wife, the owners of "Green Acres" a sub-
division in Klamath County, Oregon, according to the official plat thereof on
file in the records of Klamath County, Oregon, for the purpose of enhancing
and protecting the desirability and attractiveness of said subdivision, declare
these covenants and restrictions which shall be binding on this property and
all the parties holding title or any interest whatsoever in said property, or
any portion thereof, for the benefit of all persons and parties concerned:

1. Lot 8, Block 1; Lots 6 & 7, Block 2; Lots 8 & 9, Block 3 and Lot 8 in Block
4 shall be for commercial purposes, but said commercial purposes shall be
restricted to normal retail commercial uses, and said uses shall be
conducted wholly within the confines of a building which meets the standards
of the Uniform Building Code of the International Conference of Building
Officials, as amended at the date of construction and as adjusted to this
geographical location. A service station of conventional design shall be
an exception to the indoors provision but a service station shall conform
to the requirements of a service station as provided for in said Uniform
Building Code. No manufacturing, general shop work or uses that will
create excessive noise, vibration, smoke or odor shall be allowed.
2. All other lots except those listed in #1, above, shall be restricted to
residential use only, with allowance made for agricultural use as provided
in items #3 and #4 below.

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3. No pigs or goats shall be allowed on any lot. Not more than two (2) grown horses or two (2) grown cows and no more than one calf or colt (less than 1 year old) shall be allowed on any single lot nor shall they be allowed unless confined within a stock-tight fence, no part of which may be closer than 75 feet to the front lot line. If a wooden fence is built it must be kept painted. Nor more than 25 barnyard fowls may be kept (except for newly hatched replacement stock) and then only if a structurally sound house is built for them and they must be kept within the confines of a chick proof fence on the rear 100 feet of the lot. No manure (or garbage) may be piled or stored in the open or where flies can get to it.
 4. Barns, sheds and outbuildings for non-residential use may be built provided that no structure is of more than 1,000 square feet and provided that a total of not more than 2,000 square feet of such buildings are erected. All such structures shall conform to the standards of the Uniform Building Code, as amended and adjusted.
 5. Not more than one residential dwelling may be built on each residential lot and no multiple dwelling units may be built on any lot. All residences must conform with the standards of the Uniform Building Code mentioned above, as amended and adjusted. No dwelling may be of less than 1,000 square feet on the ground floor, if single storey, nor less than 850 square feet on the first floor if two storey. All dwellings must have at least a single car garage or car-port not less than 12 by 20 feet in size.
 6. No mobile homes shall be allowed, whether on permanent foundation or not. No trailer houses or other temporary shelters shall be allowed for residential use other than for an initial period of 120 days while the owner is actively building a new residence.
 7. For a period of 25 years no lot can be partitioned and sold off or leased
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on a fractional basis, nor can any lot be divided or subdivided in any manner whatsoever. At the end of 25 years a 60% majority of the property owners may sign a petition to set this restriction aside, but unless such a petition is secured and filed with the county clerk within 30 days from 25 years from this date the restriction shall remain in force for an additional 10 years. This procedure may be continued in perpetuity unless such a 60% petition is filed before each 10 year anniversary.

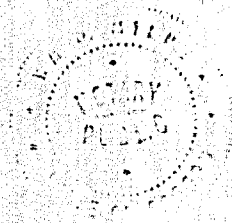
8. The setback lines, the provisions for drainage construction and maintenance, and utility easements shall be those as shown on the recorded plat of Green Acres.
9. No signs, placards, billboards or other outdoor advertising may be used on any lot designated for residential purposes except the "For Sale" signs that normally are used on real estate when it is for sale. No signs, placards, billboards or other outdoor media may be used on commercial lots other than those customarily found on the exterior of retail establishments and in no event may a sign be more than five (5) feet higher than the building it serves.
10. No boat, trailer, camp trailer or truck (larger than 3/4 ton pick-up) regularly shall be parked in the street or within the 20 foot front yard setback line.
11. Before commencing the construction of any building whatsoever the plot plan for the lot's septic tank and water supply must be approved in writing by the County Sanitarian.
12. Junked automobiles or motor vehicles being stripped for parts shall not be allowed at any time. In the event that such a vehicle is in evidence more than 10 days the proper county authorities, or state authorities, may be notified by any resident or property owner on those property it is found delinquent.

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13. No excavation, mining, mineral or oil drilling, nor removal of dirt other than for excavation for a building or leveling for planting shall be allowed.
14. No person shall erect fences or plant shrubs or trees, etc. in the street beyond their property line, but they may plant grass or distribute gravel to keep down the dust and weeds, with the knowledge that the county shall have the right to disturb it for general maintenance or improvement purposes.
15. In the event that a property owner shall allow weeds, grass or other material to accumulate on his property to the point where it becomes unsightly and offensive to neighboring property it can be removed by a court order and the owner shall be charged all costs for so removing.
16. All buildings, barns, sheds etc. shall be completed within 45 days of start of construction.

All residential buildings, houses etc. shall be completed within 120 days of start of construction.



Subscribed to and sworn to before me
this 24th Day of July 1970

Wm. D. Milne

My commission expires 7-31-73

SIGNATURE: *H. Dean Mason*

SIGNATURE: *Joan C. Mason*

SIGNATURE: *G. Robert Lockhider*

SIGNATURE: *Nancy C. Lockhider*

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STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of H. DEAN MASON
this 24th day of July A. D., 19 70 at 11:57 o'clock A. M., and duly recorded in
Vol. M. 70 of DEEDS on Page 6147
Fee \$6.00

WM. D. MILNE, County Clerk
By *Wm. D. Milne*

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