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DECLARATIONS OF CONDITIONS AND RESTRICTIONS

I, the undersigned, being the record owner and party in interest of all of the following described property, located in County of Klamath, State of Oregon, to-wit:

Approximately 3 miles SW of the town of Chiloquin, Oregon, Portion of Sections 17 and 20, T35S, R7E WM, Klamath County, Oregon, Williamson River Knoll, Klamath County, Oregon, Tract No. 1021, a duly recorded subdivision,

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

No dwelling or other building shall be erected within fifty (50) feet of front property line and twenty-five (25) feet from sidelines.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet for one-story dwelling, nor less than 600 square feet for a dwelling of more than one story.

A concrete foundation 6" elevation above ground level footings to meet structural limitations of buildings.

The exterior of all buildings shall be completed within one year from the time construction is commenced.

No structure of a temporary nature, basement, tent, shack, garage, barn or other building shall be used on any lot at any time as residence, either temporarily or permanently, and no old structures shall be moved or placed onto any of said lots. However, a mobile home may be used as a permanent home if it is permanently located upon the land, not less than 600 square feet limitation.

Each lot shall be maintained in a good and clean condition and free of hazards to the adjacent property and to the occupants thereof.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept excepting in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become annoyance or nuisance to the neighborhood.

No sign of any kind shall be displayed to the public view on any lot except professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales period.

No livestock or poultry shall be raised, bred or kept on any lot except household pets, and domestic animals, such as family cows and riding horses, for family purposes.

No individual sewage-disposal system shall be permitted on any lot unless the system is designed, located and constructed in accordance with the requirements, standards, and recommendations of all controlling local health authorities.

No commercial venture shall be allowed on any of the property herein, except for the raising and harvesting of trees.

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