

PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
FOREST MEADOWS AT SPLIT RAIL RANCHOS

The undersigned owners, of SPLIT RAIL RANCHOS TRACT 1098, Lots One (1) through Sixty-Five (65) in Block One (1) and Lots One (1) through Fifty-Six (56) in Block Two (2), Klamath County, Oregon, all of the lots in said subdivision hereby and by these presents subject said subdivision, to the following Protective Covenants, Conditions and Restrictions:

Section 1: Each lot shall be used for residential purposes only, nor shall more than one (1) detached single-family dwelling not to exceed two (2) stories in height and not more than one (1) double car garage or carport and two (2) accessory buildings such as workshops or stables be constructed or placed upon each lot in the subdivision.

Section 2: Each lot and its improvements shall be maintained in a clean and attractive condition in good repair and in such fashion as not to create a fire hazard. No property owner shall litter their property with metal objects or other objects, i.e. car or other vehicle parts, thus creating a visual disturbance to the continuity of the neighboring properties.

Section 3: All driveways must be composed of cinders, gravel, concrete or asphalt.

Section 4: The first floor area of constructed residences shall not be less than 1,000 square feet exclusive of one-story porches and garages.

Section 5: All buildings, fences, and improvements must be constructed in workmanlike manner and kept in a condition of good repair. Exposed portions of foundation must be painted or sided if more than 12 inches above the ground. House trailers are strictly prohibited. Manufactured homes are allowed provided they meet the following standards:

(A) The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 square feet.

(B) The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 24 inches above grade.

(C) The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height and for each 12 feet in width.

(D) The manufactured home shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

(E) The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 455.010.

Section 6: Setback line shall be at least twenty (20) feet back from all lot lines to any structure upon the lot with the exception of a fence, not to exceed 72 inches in height. Fences must be constructed of properly finished material and shall harmonize with the surroundings.

Section 7: All land owners must comply with the laws and regulations of the State of Oregon, County of Klamath and any municipality applicable to fire protection, building construction, water, sanitation, and public health.

Section 8: No more than 12 months' construction time shall elapse for completion of a permanent dwelling nor shall a temporary structure be used as living quarters. An exterior latrine shall be allowed only during the construction of a permanent residence.

Section 9: No commercial, industrial, noxious, or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, including but not limited to all recreational vehicle use (i.e. motorcycles for road use only).

Section 10: The cutting or removal of living trees will only be permitted where necessary for the construction of buildings or thinning for beautification and wildlife safety of the property.

Section 11: No animals nor fowl other than domestic household pets, horses or cattle shall be kept on any part of said property.

Section 12: All animals including dogs must be kept within the confines of the property or on a leash to protect those residents wishing to use the roadways for recreational walking, jogging, etc.

Section 13: No hunting nor discharging firearms permitted.

Section 14: All garbage trash, cuttings, refuse, garbage and refuse containers, fuel tanks, clothes lines and other service facilities shall be screened from view from neighboring properties.

Section 15: Each lot and its improvements shall be maintained in a clean and attractive condition in good repair and in such fashion as not to create a fire hazard.

Section 16: Parking must be provided for each building site. Parking and/or storage of recreational vehicles i.e. camp trailers, boats, etc. must be done in such a manner that they do not distract from the appearance of any particular property including the property on which it is parked or stored.

Section 17: Wells and septic tanks and drainfields must meet County Health Department standards.

Section 18: These restrictions may be amended or modified at any time by the affirmative vote of three-fourths of the then owners of the properties. Each lot may cast one vote in the case where one owner holds title to more than one lot.

In witness whereof, the Owner of SPLIT HAIL RANCHOS TRACT 1693 has caused this instrument to be executed for recording as the Protective Covenants, Conditions and Restrictions for SPLIT HAIL RANCHOS TRACT 1693, this 24th day of March, 1994.

FOREST MEADOWS, a Nevada Partnership

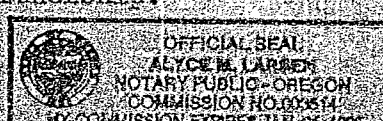
By: Patrick M. Gisler

Patrick M. Gisler, General Partner

STATE OF OREGON

County of Deschutes

This instrument was acknowledged before me on March 29, 1994, by PATRICK M. GISLER as General Partner of FOREST MEADOWS, a Nevada Partnership.



Alyce M. Larsen
Notary Public for Oregon

My Commission expires 01-25-95

STATE OF OREGON

County of Klamath

Filed for recording request of:

Klamath County Title Co

on this 1st day of April, A.D. 19 94

at 1:20 o'clock P. M. and duly recorded

in Vol. 494 of Deeds Page 9622

Ervelyn Blehn County Clerk

By David M. Miller

Deputy

After recording return to:
Gisler Management, Inc.
20 N.W. Greenwood Avenue
Bend, Oregon 97701

FMCCR:fmt

Fee \$15.00