

DECLARATION OF CONDITIONS AND RESTRICTIONS
FOR
KLAMATH MEADOWS EAST

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 and a private garage for not more than three cars. Easements and what is known as "daylight basements" shall not be counted as a "story". Outbuildings which are strictly incident to a private residence shall be permitted.

2. BUILDING LOCATION

No dwelling or other building shall be erected within twenty-five (25') feet of the front lot line or nearer than five (5') feet to any side lot line, except that on lots abutting collector or arterial streets, no buildings shall be located nearer than twenty (20') feet to such abutting collector or arterial streets.

3. DWELLING SIZE AND QUALITY

The floor area of the main structure which shall include living space, and excluding porches or garage, shall not be less than 1400 square feet in single-family dwellings.
All buildings shall be completed and the exterior of the buildings shall be painted within one year, or as weather permits, from the time construction is commenced.

4. TEMPORARY STRUCTURES

No structure of a temporary nature, trailer, mobile home, manufactured home, basement tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently, and no old structures shall be moved or placed onto any of said lots.

5. FENCES AND WALLS

No fences, walls, hedges, or shrub planting shall be allowed to exceed an elevation of two feet (2') on the front lot line, or within twenty-five feet (25') of the front lot line, or within twenty feet (20') of the side lot line of those abutting collector or arterial streets and no fence, wall, hedge, or shrub planting shall exceed six feet (6') in elevation on the rear portion of a said lot. Decorative trees of variable heights are allowed.

6. MAINTENANCE

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. Other waste shall not be kept excepting in sanitary containers. All incinerators or other equipment for the storage or disposal for such materials shall be kept in a clean and sanitary condition.

7. NUISANCES

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

8. SIGNS

Any sign of any kind shall be displayed to the public view on any lot except one professional sign of not

Rebe Davis 4/8/96

more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

9. NO LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, and other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes. This does not prohibit 4-H project animals that are allowed in the project zoning.

10. WATER

No individual water-supply system shall be permitted on any lot unless a system is designed, located and constructed in accordance with the requirements and standards of all controlling local Public Health authorities. Approval of such system as installed shall be obtained from such authorities.

11. PARKING

Parking of recreational vehicles is not permitted on the street, in front of the residences, except on a temporary basis. The storage of motor homes, trailers, campers, boats, boat trailers, snowmobiles, or other off road vehicles shall be permitted on driveways or sides of property only. No semi-trucks will be parked on the property or the streets of the project.

12. LANDSCAPING

Front yards shall be fully landscaped within one year, and rear yards finished within two years after the exterior of the main building is finished.

13. DRIVEWAYS

All driveways need to be asphalt, concrete, or other approved hard surface. Dirt or gravel driveways are not allowed.

14. SURFACE DRAINAGE

Special attention shall be given to the site surface drainage so that surface waters will not affect neighboring properties.

15. COVENANTS

The covenants are to run with the land, and shall be binding on all parties, and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time these covenants shall be automatically extended for successive periods of ten (10) years unless any instrument signed by a majority of the then owners of the lots has been recorded agreeing to changing these covenants in whole or in part.

16. ENFORCEMENT

The foregoing Conditions and Restrictions shall bind and endure to the benefit of, and be enforceable by suit for injunction or for damages by the owner or owners of any of the above described lands, they and each of their legal representatives, heirs, successors, or assignees, and a failure by either the owners above named or their legal representatives, heirs, successors, or assignees, to enforce any of such conditions or restrictions shall in no event be deemed a waiver of the right to do so thereafter.

Paul Jones 4/8/96
Deke Jones

10788

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS AGREEMENT on this
18th day of April, 1996.

Fred Barnes

Fred Barnes

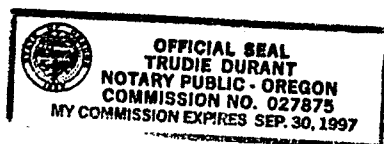
Bebe Barnes

Bebe Barnes

State of Oregon)
 County of Klamath) ss.

This instrument was acknowledged before me on 18th day of April,
 1996, by Fred Barnes and Bebe Barnes.

Trudie Durant
 Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 18th day
 of April A.D., 19 96 at 10:55 o'clock AM., and duly recorded in Vol. M96
 of Deeds on Page 10786

FEE \$20.00

Bernetha G Letsch, County Clerk

By Cheryl Russell

Return to:
 Joe Livi Summers
 2333 Summers Lane
 Klamath Falls, OR 97603