

MTC 1396-9491
Declaration of Conditions and Restrictions
Of
7th Addition to North Hills, Tract 1344
Klamath Falls Oregon

The undersigned, being the record owner of all of the property designated as the 7th Addition to North Hills, located in Klamath County, Oregon, does hereby make the following declaration of conditions and restrictions, specifying that the declaration of conditions and restrictions shall be constitute covenants to run with all of the land, and shall be binding on all persons claiming under them and that these conditions and restrictions shall be for the benefit of a limitation upon all future owners of said real property.

General Provisions

1. Land Use and Building Type: All lots shall be used as single family residential and residential manufactured home development.
2. Temporary Structures: No structures of temporary character including: tents, shacks, plastic tarps, garages, sheds or other out buildings shall be used on any lot at anytime as a residence, either temporary or permanently.
3. Fences: No fence shall exceed six feet high on any portion of the lot and shall not exceed three feet on any side facing a street.
4. 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. The shooting of any firearm on the premises are prohibited.
5. Manufactured Home Restrictions: All manufactured homes must have a roof other than metal, shall be finished in wood or metal lap siding, shall be recessed into the ground and shall sit on a block or concrete foundation. No manufactured home will be less than 1,300 square feet in size and will have an attached garage.
6. Landscaping and Maintenance of Lots: All lots shall be covered with grass, rock beds, shrubs or trees and no portion of any lot shall be left barren for more than sixty days. Each parcel, and its improvements, shall be maintained in a clean and attractive condition, and in good repair.
7. Animals: Comply with county laws and regulations.
8. Garbage and Refuse Disposal: All garbage and other waste materials shall be kept in a sanitary container at all times. All equipment for the storage of such material shall be kept in a clean and sanitary area. No parcel shall be used for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or which will be unattractive to the eye, nor shall any substance, thing or material be kept upon any lot that will on sight disturb the peace, comfort or serenity of occupants of surrounding property.

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9. Completion of Construction: All dwellings shall be completed within six months after beginning of construction.
10. Outbuildings: Any outbuilding shall have the same roofing and siding as the residence.
11. Site plan to be submitted to Architectural Committee for approval prior to selling of lot.

Some Criteria for Approval:

- A. Porch
 - B. Garage
 - C. Front door facing street
 - D. Curb appeal
12. No business will be allowed to operate from residence.

Remedies and Procedures

1. Enforcement: These declarations and covenants may be enforced by the undersigned or any owner of any lot in the subdivision.

Should suit or action be instituted to enforce any of the foregoing covenants or restrictions, after written demand for the discontinuance of a violation thereof and any failure to so do. Whether said suit be reduced to decree or not, the owner seeking to enforce or to restrain any such violation shall be entitled to have and recover from such defendant or defendants in addition to the cost and disbursement allowed by law, such sum as the court may adjudge reasonable as attorney's fees in said suit or action.

2. Term: These covenants are to run with the land and shall be binding upon all parties and all persons claiming there under, however, they maybe amended by two thirds of the property owners.

3. The Board: The Architectural Committee shall be appointed by property owners.

4. Liabilities and Compensation: The property owners shall not receive compensation for their services. The property owners will not be individually liable for the acts done within the scope of their authority and in the event a claim is made by a second or third party on actions or activities of the property owners done within the scope of their authority, all property owners shall share in that responsibility.

AMERTITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

7th Addition to North Hills, Tract 1334

Bill Ransom

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
 of October A.D., 19 98 at 1:42 o'clock P. M., and duly recorded in Vol. M98
 of Miscellaneous on Page 39915

FEE \$10.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross