

72353
69267

Vol. 198 Page 47942

'98 DEC 31 10:50 AM -0 ALL 34 Vol. 198 Page 40706

ATE
050 48614
050 48593

DECLARATION OF CONDITIONS AND RESTRICTIONS

OF

VISTA
PLEASANT ~~VIEW~~ ON PATTERSON STREET

The undersigned, being the record owner of all of the property designated as pleasant view, located in Klamath county, Oregon, does hereby make the following declaration of conditions and restrictions, specifying that the declaration of conditions and restrictions shall 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.

A. GENERAL PROVISIONS

1. Land use and building type: All lots shall be used as single family residential and residential home development.

2. Temporary structures: No structures of temporary character, tents, shacks, garages, sheds or other outbuildings shall be used on any lot at any time as a residence, either temporary or permanently.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT SUBDIVISION NAME

25
8/1/98

47943 40707

3. Fences: No fence shall exceed six feet high on any portion of the lot. Set backs and heights near front of lot as per county codes.

4. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon 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 minimum 4/12 pitch. (No metal roofs.) Exterior walls shall be finished in wood, vinyl, or metal lap siding. All manufactured homes shall be recessed into the ground with concrete skirt walls. No manufactured home will be less than 1200 sq. ft. in size. All homes will have a minimum of 20' x 20' attached garage - siding and trim to match home.

6. Landscaping and maintenance of lots: All lots shall, at all times, be covered with grass, rock beds, shrubs, 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 all county laws and regulations.

47944 40708

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 not disturb the peace, comfort or serenity of occupants of surrounding property.

9. Completion of construction: All dwellings shall be completed within six months after beginning of construction.

10. Signs: One sign of any type may be displayed to the public view on any lot. Size to be limited to not more than nine square feet.

11. All driveways, paths, and sidewalks are to be constructed of concrete.

12. Front yard landscaping will be standard throughout the project and completed within 6 months from issuance of permits on home.

13. No R.V. parking will be allowed beyond the front of home. No R.V. parking will be allowed on the street.

47945 40709

14. All manufactured homes to be sold within this project will be of similar style and quality as the Model Home. There will be an "architectural review committee" consisting of KCG, Anderson, and U Wana which will be required to approve placement of any home that differs substantially in style or quality. This committee will also have to approve the placement of any external buildings other than the garages.

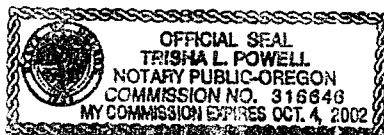
Jerry O. Anderson
Trustee For Anderson Living Trust

STATE OF OREGON, County of Klamath)ss.

On November 5, 1998, personally appeared Jerry O. Anderson, who acknowledged the foregoing to be his voluntary act and deed.

Before me:

Trisha L. Powell
Notary Public for Oregon



After recording return to:
✓ Jerry O. Anderson
201 Riverside
City, 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of November A.D., 19 98 at 11:34 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 40706
FEE \$25.00
By Bernetha G. Letsch, County Clerk
Kathleen Ross

INDEXED
D ✓ IV

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day
of December A.D., 19 98 at 10:50 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 47942
FEE \$20.00 Re-record
By Bernetha G. Letsch, County Clerk
Kathleen Ross