

MTC-71878-SH 71954-SH 72452-SH

**DECLARATION OF CONDITIONS AND RESTRICTIONS
OF****Lots 1, 2 & 3 of Hwy 140 Land Partition 56-05****M06-01131**

Klamath County, Oregon

01/19/2006 02:49:21 PM

Pages 1 Fee: \$21.00

The undersigned, being the record owner of all of the property designated as Lot 1, 2 & 3 Hwy 140 of Land Partition 56-05 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.

GENERAL PROVISIONS

1. Land use and building type: All lots shall be used as single-family residential and residential home development with a minimum of 1500 square feet per home.
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. Construction/Contractor utility/construction trailers are permitted during the construction period of each home.
3. 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 is prohibited.
4. Manufactured homes are not permitted.
5. Animals: All owners must comply with all county laws and regulations. No pigs or crowing fowl are permitted.
6. Garbage and refuse disposal: All garbage and other waste materials shall be kept in a sanitary container at all times and stored behind front of home and /or screened from street viewing. 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 disturb the peace, comfort or serenity of occupants of surrounding property.
7. Completion of construction: All dwellings shall be completed within 9 months after building permit has been issued.
8. Signs: Construction signs and/or "for sale" signs may be displayed to the public view on any lot. Signs during course of construction are to be limited to not more than nine square feet.

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