

MTC 1396-7748

**DECLARATION OF CONDITIONS AND RESTRICTION
WOODWORTH PARK
TRACT 1315
LOTS 1-27**

AMERITITLE, 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.

Legal Description as follows:

Dan Martin Construction, Inc. being the record owner of all the property designated as Woodworth Park, Tract 1315, located in Klamath County, Oregon, does hereby make the following conditions and restrictions governing the construction, development and use of said real property. These conditions shall run with the land and shall be binding on all persons claiming an interest (ownership or leasehold) in the property.

GENERAL PROVISIONS:

1. Land Use and Building Codes: All lots shall be used for single-family residential purposes only. All structures must be "stick-built" construction. No Manufactured, modular or factory homes will be allowed. All setback regulations shall be strictly adhered to. Structures are prohibited on utility easements. No structures of temporary character including but not limited to tents, shacks, garages, sheds, manufactured homes, recreational vehicles, or other out buildings shall be used on any lot as a residence.

2. Dwelling Sizes: All dwellings, exclusive of open porches and garages, shall not be less than 1500

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3. square feet in size. Homes may be single story, split-level or two stories. Each residence must have an attached garage large enough to accommodate two (2) passenger vehicles

4. **Building Materials and Design:** Residential buildings shall be "craftsman" style (a well recognized architectural style), which often include features such as low-pitched roof, wide eaves, exposed rafter tails, decorative bracing, porches with columns, dormers, shutters, corbels or similar trim, ect. All house construction shall be completed within six (6) months from the start of construction of the individual house. Building plans must b approved by the Architecture Committee described below. Minimum construction standards shall include horizontal lap siding on all building surfaces facing street frontages; (No T1-11 siding), architectural-grade composition roofing in dark brown, gray or black tones; exterior paint must be in earth tones, with decorative trim in contrasting colors. Each parcel shall have driveways and sidewalks. Rocks, cinders, or any loose material are not allowed for driveways or sidewalks for residences.

5. **Parking/Storage:** Parking and storage of boats, trailers, motor homes, campers, recreational vehicles, like equipment, wood piles or accumulation of any materials is prohibited unless confined within the garage, storage port or behind a screening fence, and in no event shall project beyond the front walls of any

dwelling or garage. No junked or wrecked vehicles will be permitted anywhere within the subdivision.

6. **Commercial Uses:** No commercial use is permitted on any lot with in the subdivision. This prohibition specifically includes the parking of a tractor-trailer, semi-truck, heavy equipment, storage of materials used in business, or use of a residence as a daycare facility.
7. **Sidewalks:** Purchaser (or owner if dwelling has not sold) is required with in 30 days after completion of dwelling or one year after purchase of lot, whichever occurs first, to construct with the standards of Klamath County or the City of Klamath Falls standard specifications (upon annexation to the city).
8. **Landscaping/Fences:** Within six (6) months of completion of residential construction, purchaser (or owner of the lot if the dwelling has not been sold) is required to complete the landscaping of the front yard of the property. Landscaping shall include grass, plants, shrubbery, and at least one tree. No privacy fences are permitted in the front yard. Privacy fences are permitted between houses and around back yard areas. The Architecture Committee must approve fencing and landscaping plans.
9. **Miscellaneous:** No noxious or offensive activity is permitted. No signs are permitted except for "for sale", political yard signs or similar size temporary

signs. The sizes of any signs shall be limited to nine square feet. No animals, livestock or poultry may be raised, bred, or kept on any lot. Household pets are allowed, provided they are controlled and contained and maintained per County or City laws. Trash, garbage, rubbish, unused equipment and material shall not be allowed to accumulate and at all times must be contained within enclosures outside of public view. No outdoor overhead wires, poles, towers, or similar structures are permitted.

ARCHITECTURE COMMITTEE:

The Architecture Committee (AC) is responsible for Reviewing and approving structure design, building material, landscaping plans, and all other questions or disputes related to the CCR's. The AC will be comprised 3 members. Initial members will include two representatives from the developer, Dan Martin Construction Inc., and a third person selected by agreement of the first two members.

Procedures: Plans for proposed structures, swimming pools, landscaping, fences, etc. clearly showing the nature, height, shape, materials, colors, and site location must be submitted to the AC at least 15 days prior to the commencement of construction. The AC must review and formally approve, such plans before construction begins.

ENFORCEMENT & REMEDIES:

Any violation of these conditions and restrictive covenants can result in civil liability. All real property owners within the subdivisions shall have the full power and authority to prosecute a civil claim against anyone violating these CCR's.

AMENDMENT:

These conditions and restrictive covenants may not be terminated, revoked, or amended for a period of 10 years. Thereafter, these CCR's may be amended by a majority vote of the owners of the platted lots.

Date: 6-14-06

Dan Martin Construction, Inc.

By: Jackie Martin
JACKIE MARTIN, AS SECRETARY OF
DAN MARTIN CONSTRUCTION, INC.

STATE OF OREGON,

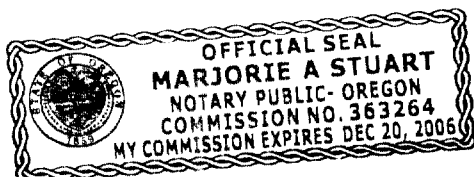
County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 14th day of June 2006
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Jackie Martin as Secretary of Dan Martin Construction, Inc.
known to me to be the identical individual she described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



[Signature]
Notary Public for Oregon
My commission expires 12-20-06