

After Recording Return To:  
Charles R. Kleier  
19590 SW Celebrity St.  
Aloha, Oregon 97007

I, Jerry B. ... Director of Assessment and ... County Clerk for ... certify that the within ... has received and recorded ... of said county.  
Director of Assessment and Taxation, Ex-County Clerk

Doc : 2001005557.1  
Act: 271020 32.00  
01/23/2001 03:13:31pm

**CONDITIONS, COVENANTS AND RESTRICTIONS**  
for TAX LOTS 201, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4500, 4600, 4700  
in S.E. 1/4 Section 2, T2S, R3W, W.M., Washington County Oregon  
of PARTITION PLAT NO. 1990-175; Lots 201, and 1993-008; 3600, 3700, and 3800;  
and 1993-009; 3900, 4000, 4100; and 1993-121; 4200 and 4300; and 1994-01; 4500, 4600 and 4700.

**1. LAND USE AND BUILDING:**

The Property, and each lot or portion thereof, shall be developed and used solely as a residential/farm neighborhood. No owner shall use or permit the use of any Residence or other structure for commercial or business purposes or for any purpose other than farm or residential use. The construction of any Residence or other structure shall be completed and painted within 12 months from the time construction thereof is commence.

**2. BUILDING REQUIREMENTS:**

No residence shall have less than 2100 square feet of floor area, exclusive of open porches, garages, garden houses and other homes. Residence shall be built on site. Manufactured houses are not permitted. All residences shall have a double garage or larger. All structures on the Lot other than the Residence shall be architecturally designed to match the style of the Residence, shall be sightly and of a character to enhance the value of the Lot. All structures shall be finished and painted on the exterior.

**3. LANDSCAPING:**

All front yard landscaping shall be completed concurrent with the construction of any residence and all landscaping shall be completed within 180 days of the completion of the Residence. All shrubbery, lawns, hedges, trees and other landscaping shall be mowed, trimmed and kept well-groomed at all times.

**4. HEDGES AND FENCES:**

No shrubs, trees or bushes shall be allowed to grow to a height that will block or impede the view from any neighboring Lot, fences, if any, shall not exceed 72 inches in height.

**5. PROPERTY USE RESTRICTIONS:**

No lot or portion of the property shall be used or maintained as a dumping grounds for rubbish, trash, garbage, or any other waste. No garbage, trash or other waste shall be kept or maintained on any part of said property except in a sanitary container. No noxious or offensive activity or noxious or offensive or unsightly conditions shall be permitted upon any Lot which may be or become an annoyance or nuisance to the neighborhood. This includes but not limited to, inoperative vehicles. No trailer, camper-truck, tent, garage, barn, shack or other outbuilding shall at any time be used as a residence temporarily or permanently on any Lot or portion of said property. No residence or building shall be constructed with a height to exceed 35ft, measured from the lowest side (down hill) of the building. Building may only exceed this height restriction with written consent of any property owner(s) who's view may be impeded.

**6. DURATION;**

These Conditions, Covenants and Restrictions shall run with the land and shall be binding upon all parties hereto and all persons claiming under them for a period of ten (10) years from the date they are recorded, after which time they shall be automatically extended for subsequent periods of 10 years unless the owners of at least 75% of the Lot shall vote to change said Conditions, Covenants and Restrictions in whole or in part. Invalidation of any one of these Covenants, Conditions or Restrictions by Document or Court Order shall in no way affect any of the other provisions which shall remain in force and effect.

Dated 1-19 2001

*Charles R. Kleier*  
Charles R. Kleier

*Charles A. Kleier*  
Charles A. Kleier

*Pilar C. Kleier*  
Pilar C. Kleier

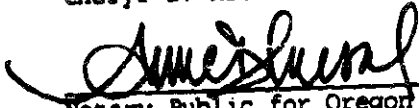
*Cheryl D. Kleier*  
Cheryl D. Kleier

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OREGON TITLE INS. CO. 314283W

STATE OF OREGON, COUNTY OF Washington)ss.

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January, 2001, by Charles R. Kleier, Pilar C. Kleier, Charles A. Kleier and Cheryl D. Kleier.

  
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Notary Public for Oregon  
My Commission Expires: 8-14-02

