

ARTICLE II RESTRICTION ON THE USE OF PROPERTY OF HOMEOWNERS

Section (1) Use and Occupancy of Private Areas. Each owner shall be entitled to the exclusive use and benefit of each lot owned by him, except as otherwise expressly provided herein.

Section (2) Maintenance of lots. Each lot and its improvements shall be maintained in a clean and attractive condition, in good repair and in such a fashion as not to create a fire hazard.

Section (3) Mobile Homes, Campers, Trailers. No mobile homes or trailers may be used as a residence, including manufactured housing.

Section (4) Offensive or Commercial Activities. No offensive or ongoing commercial activity shall be conducted on any lot.

Section (5) Uses Prohibited. No parts of said property shall be used in any of the following ways:

- (a) As a storage place for more than thirty (30) days for trailers; however, unless they are garaged or reasonably screened.
- (b) As a place to burn trash.
- (c) As a place to raise farm animals of any kind except a reasonable number of household pets which are not a nuisance to other owners.
- (d) No structure of temporary character, basement, tent, shack, garage, barn or other outbuildings shall be used on any parcel at any time as a residence either temporary or permanently. However, builders may have a temporary job hut or trailer during construction of a home not to exceed 180 days, provided said hut or trailer is removed within twenty (20) days of completion of residence, or final inspection, whichever occurs first.
- (e) No building, whether intended for use in whole or in part as a main residential structure, or for use as a garage or other outbuilding, shall be moved upon the premises.

ARTICLE III GENERAL PROVISIONS

Section (1) Term. These covenants are to run with the land and shall be binding on all parties and all personal claiming under them for a period of ten (10) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five (5) years.

Section (2) Enforcement. Enforcement shall be by proceedings at law or in equity by any owner or group of owners against any person or persons violating or attempting to violate any covenant either to restrain violation of to recover damages. If suit is undertaken to enforce these covenants, conditions and restrictions, the prevailing party shall be entitled to attorney's fees as the Court may judge in addition to any damages an individual or group of owners can demonstrate.

Section (3) Severability. Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the provisions which shall remain in full force and effect.

Section (4) Amendment. A recordable document amending this document signed by fifty-one (51%) percent of the owners of record of the lands subject to these covenants shall amend or repeal this document.

In witness whereof, the Owner of HUNTINGTON MEADOWS Phases III & IV, has caused this instrument to be executed for recording as the Protective Covenants, Conditions and Restrictions for Hunting Meadows this 15 day of Feb, 2005.

Tia Reinhardt
Tia Reinhardt

Bryan Reinhardt
Bryan Reinhardt

STATE OF OREGON)
) ss.
COUNTY OF DESCHUES)

Personally appeared the above named, Tia Reinhardt and Bryan Reinhardt, and acknowledged the foregoing instrument as their voluntary act.

Before Me Theresa Ujakovich
Notary Public for Oregon
My commission expires: Sept. 15, 2007

