

DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS OF SUNSET TERRACE SUBDIVISION, IN
YACHATS, LINCOLN COUNTY, OREGON

The above subdivision is zoned Residential R-1, by the City of Yachats, as described in Ordinance 73, Article 2, paragraph 2.010. and thereby restricted in use. The developer declares the following Covenants, Conditions, and Restrictions for the subdivision.

- A. One single family residential building allowed, per lot.
- B. A travel trailer, or recreational vehicle may be used as a temporary dwelling during the construction of a permanent for which a building permit has been issued.
 1. Such construction must commence within 90 days of the date that the travel trailer, or recreational vehicle is placed on lot, for the above purpose.
 2. Such construction must be completed within a period of one year from construction commencement date, and the travel trailer, or recreational vehicle removed upon completion.
- C. Accessory buildings shall be allowed, as shall accessory uses, to the extent necessary and normal, in a residential neighborhood. A minimum distance of 6 feet shall be maintained between the dwelling, and accessory buildings. No accessory buildings shall be allowed in street yards.
- D. Other use restrictions- No occupational business shall be conducted from any dwelling in the subdivision.
- E. Standards shall be as follows:

Yards - The minimum yard standards shall be maintained as follows, subject to compliance with City of Yachats Ordinance 73, Article 2, Sec 2.010, paragraph 3, subparagraph B.

 1. Front yard setback shall be a minimum of 20 feet.
 2. Side yard setback shall be a minimum of 5 feet.
 3. Street side yard setback shall be a minimum of 20 feet, unless variance is granted by City.
 4. Rear yard setback shall be a minimum of 5 feet.
 5. Setbacks shall apply to any part of any building on lot, including patios, decks, porches, eaves or any other projections, except walkways.
 6. No trees, shrubs, or any visual impairment shall be in excess of 10 feet in height, measured from grade

level at the site of construction.

F. Building requirements:

1. Height - No building on Lots 1 and 2 shall exceed a height greater than 15 feet, 3,4,5,6, and 7,20 feet, as measured from the highest point, at the immediate site of construction. Lot 8,15 feet from street level. No accessory building will exceed 15 feet, or one story, whichever is the lesser, measured as indicated above.
2. Structures - Structures shall have a foundation of concrete, or comparable materials, in conformance with the uniform Building Code.

Exterior of all structures shall be completed with new, or finish materials, within one year of start of construction.

All structures shall conform with the Uniform Building Codes, for the State of Oregon, and FHA/VA standards.

3. Lot Coverage - The total ground space used by all the structures on one lot shall not exceed 30% of the lot area. Refer to City of Yachats Ord. 73.
4. Parking - All residential properties shall provide at least 2 permanent parking spaces, off the street. Any parking space must be at least 20 feet long, and 10 feet in width, per space.

All parking spaces, garages, or carports, will provide for egress and ingress adequate to accomodate any auto of standard size.

Parking spaces will not be allowed within any part of required yards, except on designated driveways. Any additional vehicles, trailers, boats, or other equipment, shall be under cover, or out of sight.

G. Recreational Vehicles:

1. Recreational vehicles may be parked on any lot, by the owner of that lot, for temporary living purposes, subject to Ordinance 73, Article 9, Sec. 9.060. exception being that such use in this subdivision is restricted to no more than 90 consecutive days.

H. Livestock:

1. No owner, or any other person, shall house, keep, or permit to graze upon the land, any livestock, of any nature. Domestic canines and felines excepted.

J.A. Schwartz

OVER

STATE OF OREGON,

County of Lincoln

} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE

BE IT REMEMBERED, That on this 18th day of June, 1982,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named T. C. Schwartz

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he 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.

David H. Stenard

Notary Public for Oregon

My Commission expires 9/1/90