

AUSTIN ACRES CC&R'S

- 1) Site built structures only**
- 2) Minimum house size to be 1350 square feet**
- 3) All residences shall have at least two car garage**
- 4) Wood or vinyl fences only, to be built with in 6 months of occupancy, weather permitting.**
- 5) All RV's & boats behind a gate in a paved and designated RV area**
- 6) Exterior colors to be Earth tones only.**
- 7) Modifications/remodeling to be done by permit per city code.**
- 8) LANDSCAPING. Existing trees shall be preserved wherever possible. Yards shall be landscaped not more than ninety (90) days after occupancy, except when occupancy occurs after October 1st and before May 1st, yards shall be landscaped not more than ninety (90) days after May 1st. Yards shall be maintained in a neat, clean condition and grass shall be watered and cut regularly. All lots must be landscaped so that drainage is away from structures and ponding surface water will not occur.**
- 9) NUISANCE. No noxious or offensive activity shall be conducted or allowed upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.**
- 10) GARBAGE AND REFUSAL DISPOSAL. No lot should be used or maintained as a dumping ground for rubbish. Trash, garbage and other domestic waste shall not be kept except in enclosed sanitary containers. All incinerators or other equipment for the storage disposal of such materials shall be kept in a clean and sanitary condition and shall be kept out of sight or neighboring dwellings.**
- 11) LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that domestic dogs and cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose and do not create objectionable noise or odor.**

Buyer/Date

Buyer/Date

DECLARATION:

Red Hills Development, LLC are the owners of Austin Acres Subdivision and have established the above noted Covenants, Conditions, and Restrictions to be in place for a period of not less than twenty (20) years. Said restrictions may be extended by an 80% ownership of homeowners.

ACKNOWLEDGEMENT:

Know by all people that the above noted personas, RHD, LLC have appeared before me this _____ day of _____, 2005. They have executed this agreement freely and voluntarily.

Notary Public for the State of Oregon

**State of Oregon
County of Lane**