

COVENANTS FOR LORENE PARK

Corriene Franzen  
and  
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MISCELLANEOUS RECORDS

Book 303, Page 209

To

Recorded April 17, 1953

The Public

1. All Lots in the above blocks shall be known and described as residential lots and no structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars and other outbuildings incidental to residential use of the plot, nor shall said lot, or any part thereof, be used or occupied for trade or business of any kind.
2. No building shall be located nearer than 25 feet to the front lot line, nor nearer than 25 feet to any side street line; No building, except a detached garage or other outbuildings, located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.
3. No residential structure shall be erected or placed on any building plot, which has an area of less than 7500 square feet or a width of less than 70 feet at the front building setback line.
4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood; no livestock or fowl of any kind shall be kept, raised or bred on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in said blocks shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No fence, wall or hedge shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line, or from front building line to back building line more than four feet high.
7. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
8. Easements for installation and maintenance of utilities are reserved as shown on recorded plot and over the rear five feet of each lot.
9. All residential structure shall be of new construction, erected on building site.

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erected on building site.

10. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 900 square feet in the case of a one-story structure nor less than 900 square feet in the case of a none and one-half or two-story structure.

11. Until such time as public main sewer is available, sewage disposal shall be by private cesspool or septic tank installation approved by Oregon State Authority.

12. Exterior of all buildings shall be completed within one year after start of construction.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1974, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties thereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Signed by Corriene Franzen and  
Lloyd U. Franzen

Not acknowledged