

THESE COVENANTS are to be observed by persons claiming under the same. These Covenants shall be enforceable by vote of a majority of the owners of the Covenants in whole or in part.

If the parties hereto, or any of them, or their heirs, assigns, or persons claiming under them, shall attempt to violate any of the provisions of these Covenants, or shall prosecute any proceedings at law or in equity, or attempt to violate any of the provisions of these Covenants, or do or to recover damages or costs for any violation of any of the provisions of these Covenants, then and in every such event, the entire deed hereon shall be null and void, and the same shall be treated as if it had never been recorded.

Invalidation of any of these Covenants by judgment or decree shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. All lots in the tract shall be used as residential lots. No structures 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.

B. No person of any race other than the Caucasian race shall use or occupy any building on any lot, except that this Covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

C. No building shall be erected nearer to the front lot line nor nearer to the side street line than the building set back lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 5 feet to the front lot line, nor nearer than 7 1/2 feet to any side street line. No building, except a detached garage, or other outbuilding, located 7 1/2 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line. No residence or attached appurtenance shall be erected on any lot farther than 15 feet from the front lot line.

D. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 60 feet at the front building setback line.

E. 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.

F. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be erected thereon.

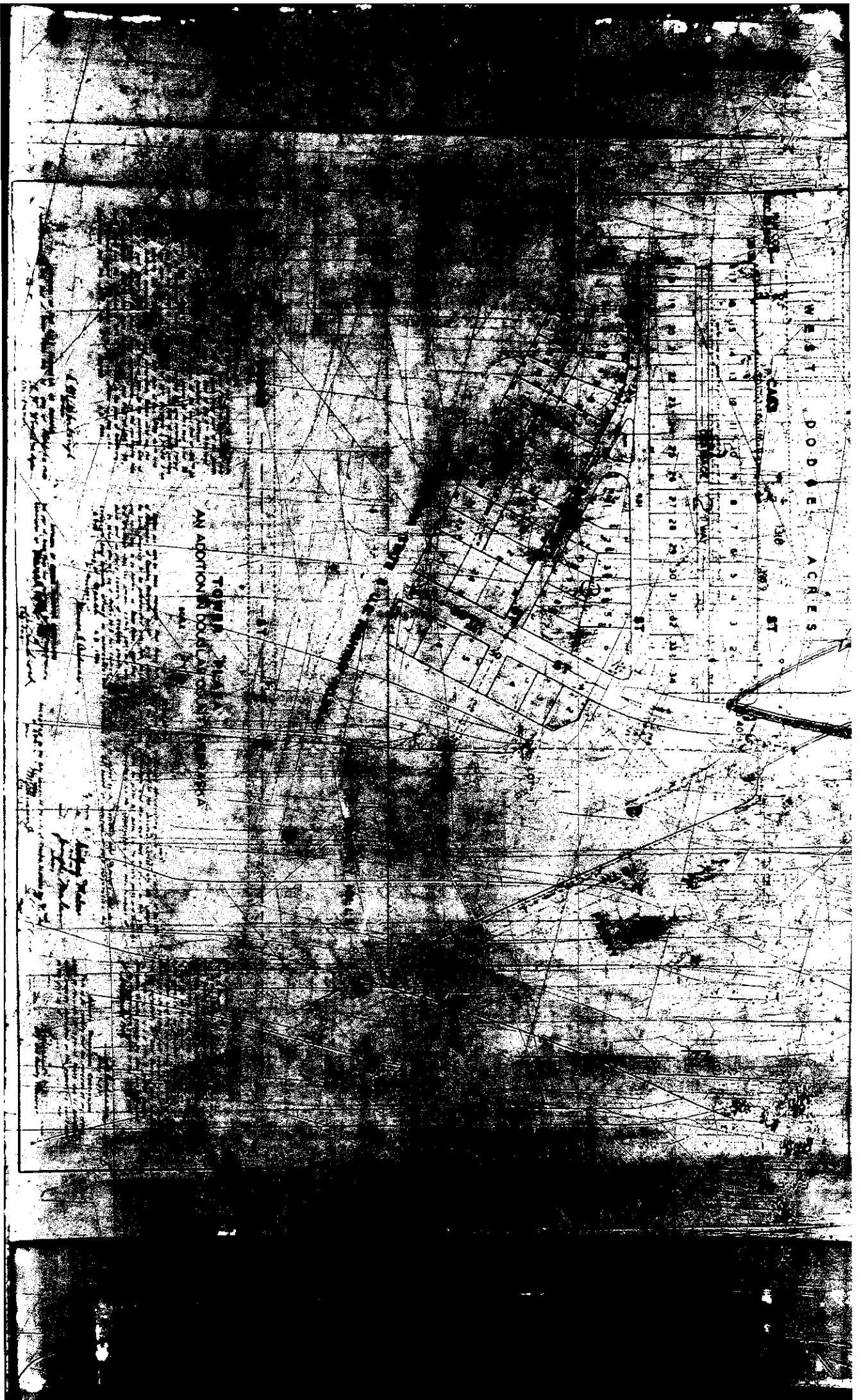
G. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet in the case of a one-story structure and 600 square feet in the case of a two-story structure.

H. In easement is reserved over the tract for the use of each lot for utility installation and maintenance.

APPROVED and SIGNED as to Property as to the same, this 15th day of August, 1935, by the Board of Directors, Douglas County, Oregon.

COUNTY OF Douglas

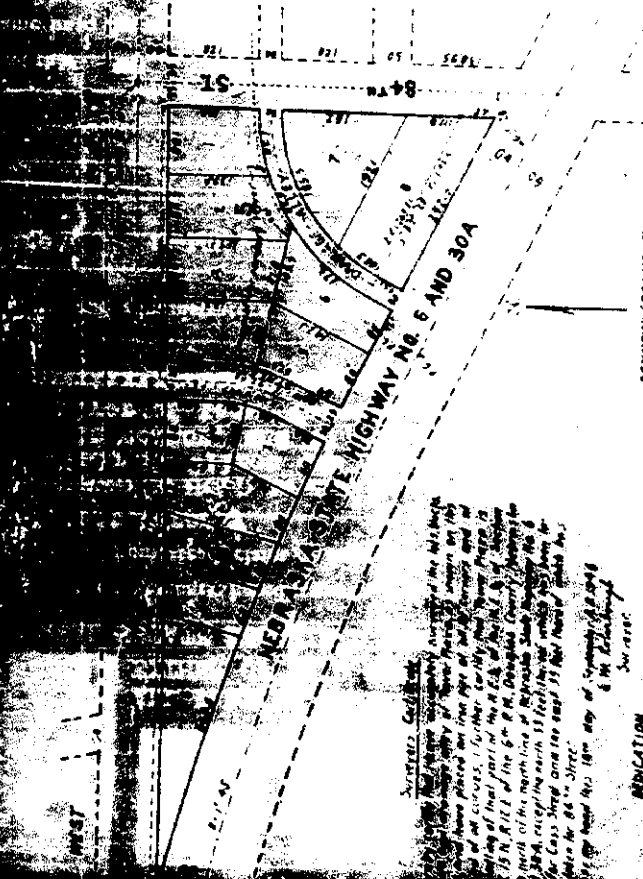
Joseph Hales, Sec'y of Board of Directors, Douglas County, Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Douglas, Oregon.



**COMPLEY SEWING MACHINES**  
 The Sewing Machine Co. of America, Inc. is the owner of the property located at the corner of 1st and 2nd Streets, in the City of St. Louis, Missouri. The property is bounded on the north by 1st Street, on the east by 2nd Street, on the south by 3rd Street, and on the west by 4th Street. The property is divided into two lots, one of which is the subject of this plan. The plan shows the location of the property and the proposed improvements to be made thereon. The improvements consist of the construction of a sewer line and the installation of a sewer manhole. The sewer line is to be constructed along the center line of 1st Street, and the sewer manhole is to be located at the corner of 1st and 2nd Streets. The plan also shows the location of the proposed sewer line and manhole in relation to the existing sewer line and manhole. The plan is submitted for the purpose of obtaining a permit for the construction of the proposed improvements.

**PLANNING COMMISSIONS APPROVAL**  
 The plan of sewer pipe was approved by the Planning Commission on November 1, 1966. The Commission is composed of the following members: **Robert T. Moore**, Acting Chairman; **John J. ...**, City Engineer; **...**, County Engineer; **...**, County Treasurer.

**APPROVAL OF CITY ENGINEER**  
 The plan of sewer pipe was approved by the City Engineer on November 1, 1966. The City Engineer is **...**, City Engineer.



**INDICATION**  
 The plan shows the location of the proposed improvements to be made thereon. The improvements consist of the construction of a sewer line and the installation of a sewer manhole. The sewer line is to be constructed along the center line of 1st Street, and the sewer manhole is to be located at the corner of 1st and 2nd Streets. The plan also shows the location of the proposed sewer line and manhole in relation to the existing sewer line and manhole. The plan is submitted for the purpose of obtaining a permit for the construction of the proposed improvements.

**ACKNOWLEDGMENT**

I, the undersigned, being the owner of the property shown on the above plan, do hereby acknowledge that the plan is true and correct and that I have no objection to the same being recorded. This acknowledgment is made this 1st day of November, 1966, at St. Louis, Missouri.

**...**  
 County Treasurer



