

Conditions, Covenants and Restrictions for Chehalem Mountain Estates
Labeled Parcels 1,2,3

1. 1. There will be a minimum allowable square footage per residence of 2500 square feet;
2. 2. Mobile homes or modular homes will not be allowed even on a temporary basis;
3. 3. Home sites are to be kept clean with no visible trash, garbage, or non functioning vehicles;
4. 4. No excessive noise will be tolerated at any time;
5. 5. No recreational vehicles to be visible and will be allowed only if they are maintained and kept out of site from the other property owners;
6. 6. All three owners will be jointly responsible for the maintenance of the access and easement road;
7. 7. All three owners will be individually responsible for the construction and maintenance of the driveways that come off the main easement road;
8. 8. Anything that could be construed as damaging to the development in general and the quality of life or to affect the relative property values will have to be determined by a simple majority vote with each lot owner having one vote;
9. 9. No livestock to be maintained for commercial purposes;
10. 10. All disputes will be resolved and subject to arbitration.