

The Cary Property Restrictions:

1. All tracts shall be used for residential or agricultural purposes only. No swine are allowed on the properties. Up to 10 chickens are allowed.
2. Any residence shall contain no less than 1500 square feet of heated living area on the first floor, excluding porches, garages, carports, terraces, breezeways, basements, or bonus room over garage.
3. All residences erected or placed upon any said tracts shall have an exterior of brick, stone, log, western cedar, dryvit or any combination thereof: however vinyl siding may be used on no more than 40% of said house. There shall be no exposed concrete blocks on exterior walls or foundation. The foundation must be brick, stone, or dryvit (if the exterior is dryvit) and shall be to grade level.
4. No junk of any nature or description, including any vehicle which does not run, shall be allowed to accumulate or remain upon any lot or tract.
5. Any detached building shall be constructed to the rear of the principal residence on any tract.
6. There shall be no temporary buildings, shacks, or partially completed buildings for human occupancy.
7. No house trailers, mobile homes, double wide mobile homes, or manufactured housing of any nature, nor previously constructed house shall be moved on/or permitted on any tract.
8. The minimum building set back line from the road will comply with the City of Portland regulations
9. If the parties hereto or any of their heirs or assigns shall violate or attempt to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning a tract described herein or having any interest therein, to prosecute any proceedings at law or in equity against the person so violating or attempting to violate these covenants and to either thereby prevent such violation or to recover damage therefore or both.
10. The invalidation of any one of these covenants by judgement or court order shall in nowise affect any of the other provisions all of which remaining provisions shall continue in full force and effect. In the event the condition of these covenants should be a variance with the restrictions or requirements set forth upon the face of the plat of said property, thence such variation is hereby declared an error in these restrictions and the provisions of the plat shall control.
11. The covenants and restrictions of the Declaration shall run with and bind the land for a term of thirty (20) years from the date this declaration is recorded.