

CHANGES TO BE MADE IN DECLARATION OF COVENANTS, RESTRICTIONS & CONDITIONS OF
SHERWOOD MOBILE ESTATES

I. LAND USE RESTRICTIONS:

1. Permanent residents are to be over the age of eighteen (18).
2. The operation of any business for profit is prohibited, except that Declarant may use its lot for on site Mobile Homes sales purposes only.
3. Any addition to a mobile home shall be of complimentary construction, materials and colors as the exterior, state approved and approved by City Inspector.
4. Homes shall have pumice or concrete block footing or a foundation and be skirted with aluminum or steel and the color shall harmonize with the home and conform to Oregon Mobile Home Code.
7. LOT MAINTENANCE: All spaces remain under the direct control of the Management. Residents shall maintain their space in a clean, well kept and attractive fashion, including the front, sides and back. If a space is neglected, Management shall take over its care and bill the resident for these services. Each tenant will be required to landscape his space within 60 days. Adequate drainage around rear of coach should be provided so storm water runoff will not drain under mobile home. Tenant will maintain lawn, flowers and shrubs; keep lot clean, grass cut and watered and all trash, debris, boxes, barrels, brooms, ladders, etc., must be kept out of sight. Do not use unsightly cans or pails for flower pots. When space is vacated, lot must be leveled and all holes filled. Use only grass or "living" ground cover. Alternative landscaping is subject to Management approval. Each tenant is responsible for landscaping of their patio side of mobile home to the driveway of the next space.
8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs (maximum weight 30 lbs.), cats or other household pets may be kept, provided that they are not kept, bred or maintained for a commercial purpose. Animal litter must be kept picked up. No animal shall be allowed to run free on the public thoroughfares or on the front portions of the Lots or on the lawns.
10. If a home has been damaged, as by fire or other catastrophe, neglect or other cause so as to be unfit for occupancy, or constitute an unsightly nuisance, it shall be removed from the premises within ten (10) days after insurance inspection or registered complaint as may be needed, unless exterior repair is already begun. Exterior repair must be complete within thirty (30) days. Repair materials may not be stored in public view.

II. SITE REQUIREMENTS:

5. Delete
6. Delete
7. Delete
9. Delete

10. The minimum size of a mobile home that may be placed on a lot is 700 square feet, exclusive of any accessory buildings.

12. No home over two (2) years old will be allowed. All used homes must be inspected by City Inspector and Management.

REGULAR MEETING OF PLANNING COMMISSION
May 24, 1977

The meeting was called to order by Chairman Bender at 7:30 P.M. Other members of the Commission present were; Paul Clayton, Brian Yerka, Elenora Jeffers and Dan Reber. Jack Harper, Norman Wishart, Duane Thompson and others were also present.

APPROVAL OF MINUTES

A correction was asked for by Brian Yerka in the minutes of the meeting of April 26 on his report of the City Council meeting of April 13 regarding the Park Commission. This should have read that the Park Commission presented their response to Washington County's request for information on Recreational Needs and that the City Council approved the Park Commission reply. With the above correction the minutes of meetings of April 26, May 10 and 17 were approved unanimously.

COMMITTEE REPORTS:

ZONING COMMITTEE:

Paul Clayton reported they have been working on residential zoning but have not yet done the high density zoning areas. They will meet Thursday, May 26.

OTHER REPORTS:

Todd Dugdale reported the work is continuing on data collection, analysis and policy goals. The Transportation & Public Facilities Committee has not yet been formed and asked the members to suggest the names of people to serve on this committee.

The Urbanization Committee will present their final report to the Commission at their workshop meeting of June 14.

The Open Space, Natural Resources & Recreation Committee will present its initial report at that meeting also.

Chairman Bender asked Ms. Jeffers to serve as the Planning Commission representative on the Transportation and Public Facilities Committee and she acquiesced. Mo Turner was suggested as a possible member for this committee and he will be contacted.

WERT MINOR LAND PARTITION

Chairman Bender read the letter from City Attorney, Derryck Dittman in which it was stated that since all of the land involved belongs to the same owner the deed restriction could be put on either parcel. Brian Yerka made a motion that the Wert Minor Land Partition be approved with a restriction on the deed on the larger parcel of the land for the improvement of the unimproved street and that the deed restriction will be reviewed by Derryck Dittman. Dan Reber seconded the motion and it passed unanimously. Duane Thompson, representing Tillstrom Development Corp., agreed to pay the legal fees on this.

CONDITIONAL USE ON MOBILE HOME PARK

The covenants submitted were gone over and several additions, deletions, and substitutions were made. (See attached) Mr. Thompson was asked to have the covenants retyped with the changes and resubmitted for the meeting of June 28.

JUNE MEETINGS

June 14 - Final report from Urbanization Committee

Initial Report from Open Space, Natural Resources & Recreation Committee
Goals and Objectives of Planning Commission for 1977

June 28 - Regular business meeting

The meeting adjourned at 10:30 P.M.

Gertie Hannemann
Gertie Hannemann, Secretary