

The owner of any dog in the subdivision must keep said dog on a leash or keep him confined in the rear portion of the lot, or in the dwelling, and no dog shall be allowed to run free on the public thoroughfares or on the front portions of the lots or on the lawns.

GARBAGE OR REFUSE DISPOSAL

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.

SIDEWALKS, FENCES, AND MAILBOXES

Fences and hedges may be located on property lines provided that they conform to City Ordinances in effect at the time of installation or planting.

Sidewalks shall be constructed as per City specifications and to include extension at mailbox locations.

LANDSCAPING

All dwellings must be landscaped within twelve months of completion of the dwelling. The minimum landscaping requirement is that front and side yards must have grass and/or decorative bark.

MAINTENANCE

All windows excepting the kitchen and bath windows shall have draperies or blinds and shall be hung properly.

No major mechanical work shall be allowed on vehicles in the street or front yard area. Minor mechanical work that can be started and completed during daylight hours, on the same day will be allowed in driveways or RV pads.

The Lone Oak Estate Homeowners Association in order to comply with the requirements of the State of Oregon regarding the Backflow Prevention Device requirements, hereby require all homeowners that have currently, or plan to install underground irrigation, acquire and properly install a Backflow Protection Device or a type and model approved by the State of Oregon, either a Double Check Valve Assembly (DCVA) or a Reduced Pressure Principal Backflow (RPPB) device. These devices will be inspected annually by the LOEHA at the owner's expense. If you have yours tested yearly by someone else you will need to give a copy of the inspection to the secretary.

TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by the majority of the then owners or the lots has been recorded agreeing to change said covenants in whole or in part. These restrictions may be voided by an action of eminent domain.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order thus in no way effect any of the other provisions which shall remain in full force and effect.

41-01470
2003
CHARLENE BURKE
LONE OAK ESTATES
PO BOX 264
TANGENT OR 97389

RCV'D 9/20/2005 KM

DRAFT

Resolution

4101470

Whereas: the Lone Oak Estates Homeowner's Association has the power and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by these bylaws directed to be exercised and done by the lot owners; and

Whereas: the Lone Oak Estates Homeowner's Association is charged with the duty and responsibility of maintaining the water systems' integrity; and

Whereas: the Lone Oak Estates Homeowner's Association has the power and duty of assessing and collecting monies sufficient for the payment of all expenses of the Association, including adequate reserves; and

Whereas: the Lone Oak Estates Homeowner's Association has the duty and responsibility of protecting the drinking water for the current and future users and owners of the water system.

Therefore, Be it resolved that the Lone Oak Estates Homeowner's Association hereby immediately implements the following policy concerning potential water system contamination through cross connections.

Requirements:

All residents that have installed or will be installing an underground sprinkler system must supply the Association with the required information.

Procedures:

All residents with underground sprinklers must provide the Association with the name and phone number of the contractor installing the system, the permit number for the sprinkler system and the model number of the backflow prevention device that was installed in the system.

Penalties:

In the event of water system contamination through cross connection, the Lone Oak Estates Homeowner's Association will take the necessary steps to correct the contamination. The steps may include installation of backflow devices, flushing the water system lines, scouring the water system cistern or other measures deemed appropriate. The penalties may include, but will not be limited to, assessing or levying fines and/or fees, for repair to the resident/user that has contaminated the system; or termination of water service to the resident/user until said repairs are completed and paid for.

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FIELD SERVICES
DRINKING WATER PROGRAM