

**Hills and Dales
Declaration of Restrictions
as per Deeds Filed in 1956 and 1968**

Date Filed	Deed Book	Page No.	
10/26/56	3419	95	Original Declaration of Restrictions
8/14/68	4215	287	Amendment to Original (Planning Committee)

1. The property shall be used only for single family, residential purposes.
2. No residence shall be erected on any lot if such lot contains less than 13,000 square feet, and no lot at the building line hereof shall have a width of less than 100 feet.
3. Exclusive of basements, attics, garages and porches, no house shall have a total interior surface floor area of less than 2,000 square feet.
4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done on any lot which is, or could become a nuisance, public or private. No chickens, ducks, geese, pigeons or other fowl; and no swine, cattle, goats, horses or other like animal shall be kept on any lot. No animal shall be kept for commercial purposes on any lot.
5. Anyone intending to construct any improvement upon any lot shall first submit detailed plans and specifications thereof to a permanent three (3) member planning committee, consisting of landowners in the City of Hills and Dales, for approval. No one shall construct any house, improvement appurtenant thereto, garaging, driveways, landscaping, fencing, or any exterior construction or improvement upon any lot without first receiving written approval thereof from said planning committee. Said planning committee shall be elected by the majority landowners in Hills and Dales subdivision.
6. All work, construction or improvement of any lot, temporary or permanent, shall be in general conformity with the architecture, plan and appearance of the subdivision and the surrounding area.
7. No trailer, basement, tent, shack, garage, or building other than a house, shall be used as a residence.
8. No one shall erect signs upon any lot; except that the owner of a lot may, for purposes of advertising such lot for sale, place upon the lot a sign of reasonable size.

9. When construction of a house upon any lot is complete, the owner thereof shall sod the entire front portion of the lot from the street abutting the front of said lot to the rear building line thereof.
10. All heating and cooking units in any structure within the subdivision shall be oil, gas or electricity. Bottled gas tanks shall be buried in the ground.
11. All driveways shall be constructed of asphalt, cement or other material providing a hard, flat surface.
12. No storm sewer lines constructed in Hills and Dales' subdivision shall be used for purposes other than drainage of natural precipitation.
13. No owner of any lot shall allow refuse to accumulate thereon or permit unsightly growth of vegetation.

All these restrictions are in addition to easements of roadways, utility easements, building lines or other restrictions set forth in the plan of Hills and Dales Subdivision; and all other recorded easements in and encumbrances of record existing against the property hereby restricted.

No provision hereof shall be construed to alter any applicable law or regulation which may from time to time apply to property hereby restricted.

Any lot owner may enforce the restrictions and covenants herein contained by appropriate legal procedure. Invalidation of any provision hereof by judgment or court order shall not affect any other provision which shall remain in full force and effect.

All provisions hereof shall constitute covenants running with the land and shall be fully binding upon all purchasers thereof, their heirs, successors and assigns. However, at any time after January 1, 1966, the owners of one-half or more in area of the property restricted hereby may, by an instrument in writing duly recorded, change, alter, amend or cancel any or all restrictions herein contained.

City of Hills and Dales Planning Committee

The three individuals below make up the City of Hills and Dales Planning Committee (see Restriction #5 on p. 1).

Planning Committee members are elected by City of Hills and Dales property owners to serve a four-year term. The term for those listed below is through December 31, 2026. There are no term limits.

Planning Committee members are not City Officials.

David Daunhauer	3303 Mt. Shasta Way ddaunhauer@byerlyford.com
Marty Latter	3407 Mt. Rainier Drive windlatter@msn.com
Lisa LeCompte	3409 Mt. Rainier Drive lecomptelisa63@gmail.com

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