

**AMENDMENTS TO**

**Declaration of Protective Covenants,  
Conditions, Restrictions, and Easements**

**for**

**Harvest Gardens P.U.D.**

**Willamette River Construction, LLC, an Oregon Corporation**

**Updated February 2024**

**6.1 Structures Permitted.** No building or structure shall be created, constructed, maintained, or permitted upon said property except upon a building site. No building or structure shall be erected, constructed, maintained, or permitted on a building site other than a single detached dwelling unit, except appurtenance to any dwelling unit, such as garden houses or similar structures, architecturally in harmony and of permanent construction, may be erected within the building limits. All structures shall be completed and painted within six months from when construction commenced. Construction plans, specifications, and plans showing the structures' location shall be approved before construction. The building plans submitted shall consist of one complete set of plans and specifications in the usual form showing the following: 1) The size and dimensions of the improvements, 2) The exterior design, 3) Exterior color scheme 4) Location of improvements on the lot.

**6.2 Residential Use.** Lots are only to be used for residential purposes. Except with the consent of the Board, no trade, craft, business, profession, commercial, or similar activity of any kind shall be conducted on any Lot, nor shall any goods, equipment, vehicles, materials, or supplies be used in connection with any trade, service or business be kept or stored on any such Lot. The Board shall not approve commercial activities otherwise prohibited by this paragraph unless the Board determines that only normal residential activities would be observable outside of the Living Unit and that the activities would not be in violation of applicable law. The mere parking on a Lot of a vehicle bearing the name of a business will not constitute a violation of this provision. Nothing in this paragraph shall be deemed to prohibit:

a. Any activities relating to the sale of Living Units

b. The right of Declarant or any contractor or home builder to construct a Living Unit, on any Lot, to store construction materials and equipment on such Lots in the normal course of construction, and to use one or more Living Units as sales offices staffed by employees of Declarant or any licensed real estate salesperson.

c. The right of the Owner of a Lot to maintain their professional personal library, keep personal, business, and professional records or accounts, handle their personal or professional business, make telephone calls or confer with business or professional associates, clients, or customer, in their Living Unit. The Board of Directors shall not approve commercial activities otherwise prohibited by this paragraph unless the Board of Directors determines that only normal residential activities would be observable outside of the Living Unit and that the activities would not violate applicable law.

**6.4 Animals.** No animals, livestock, or poultry of any kind shall be raised, bred, kept, or permitted within any Lot other than a reasonable number of household pets that are not kept, bred, or raised for commercial purposes and that are reasonably controlled so as not to be a nuisance. No animal shall be permitted to roam the property unattended. Any inconvenience, damage, or unpleasantness caused by such pets shall be the responsibility of the respective owners. Any hostile, overly aggressive, excessive barking, unrestrained, or unattended pet constitutes a nuisance. An Owner or Occupant may be required to remove a pet upon receipt of a fourth and final notice from the Board of Directors of violations of any rule, regulations, or restriction governing pets within the Property.

**AMENDMENTS TO**

**Harvest Garden Homestead Homeowner  
Association Handbook**

**for**

**Harvest Gardens PUD**

**Willamette River Construction, L.L.C., an Oregon Corporation**

**Updated February 2024**

15. Sheds – No building or structure shall be erected, constructed, maintained, or permitted on a building site other than a single detached dwelling unit, except that appurtenance to any dwelling unit, such as garden houses or similar structures, architecturally in harmony and with permanent construction, may be erected within the building limits. Construction plans and specifications showing the structures' location shall be approved before construction. The building plans submitted shall consist of one complete set of plans and specifications in the usual form showing the following: 1) The size and dimensions of the improvements, 2) The exterior design, 3) the Exterior color scheme, and 4) the Location of improvements on the lot.

18. Vehicle Parking – Homeowners and tenants should park all vehicles on their property, in the garage, or in the driveway whenever possible. There is limited street parking throughout the Harvest Gardens neighborhood.

a. Homeowners shall abide by the City of Donald code for unregistered and abandoned vehicles.

b. No non-running vehicles shall be parked for extended periods (more than 30 days) in driveways, streets, or common parking areas.

c. Owners and tenants cannot repair their vehicles in driveways or streets.

d. No vehicles of any kind shall be parked on lawn areas or other locations not designed for parking purposes for more than four (4) hours.

e. Boats, trailers, motorcycles, trucks, campers, or any other recreational vehicle or equipment, regardless of weight, and parking of any other vehicles with a gross vehicle weight in excess of 9,000 pounds shall not be allowed to remain overnight on any part of the Property or on public streets within the Property. Recreational vehicles can be parked on the road for 48 hours for loading and unloading purposes only

f. Visitor parking – limited visitor parking spaces within the planned community exist. Homeowners cannot use these spaces for extra vehicle parking or parking of RVs and/or boats of any kind. Visitors may use these temporary spaces while visiting homeowners in the planned community.

g. Parking in or blocking alleys is prohibited.

h. The HOA can tow vehicles violating these rules at the homeowner's expense.

25. Child Care – In-home daycare is allowed within the planned community. No person or organization shall operate in-home childcare without valid approval from the State of Oregon's Office of Child Care (OCC). OCC's licensing system helps ensure licensed childcare programs have met foundational health and safety requirements. No commercial daycare activities are allowed.

28. Noise Restrictions – The local city government regulates noise. If noise emanates from any homeowner within Harvest Garden Homestead lot that disturbs another owner, the complaining neighbor should either contact the offending neighbor directly or contact local law enforcement to file a complaint. Because noise-related issues are subjective, it is difficult for the Association to become involved or take a stand unless the noise is related to matters that create a problem for the housing community.