

EXHIBIT C

After recording, please return to:

Applicant's proposed, non-remonstrance covenant

Please send all tax statements to:

Escrow #

Title #

Non-Remonstrance Covenant

John R. Smith and Jane S. Smith ("Covenantors") hold title to:

Lot 13 in William Way Subdivision, a platted subdivision recorded by the Jackson County Clerk's office in Medford, Oregon. (the "Property")

In accordance with the conditions set forth in City of Talent Ordinance No. 17-105-0, dated 15 March 2017 approving William Way Subdivision ("Subdivision"), and in consideration of such approval, Covenantors do promise and covenant to the owners of all properties in the proximity of the Subdivision ("Covenantees") as follows:

1. The Covenantors and their heirs, successors and assigns acknowledge that the Subdivision is located in the proximity of businesses engaged in light-industrial activities that ordinarily and necessarily produce noise and other conditions that may conflict with Covenantors' residential occupancy. Specifically, but without limitation, Fabricated Glass Specialties and Sawyer Paddles & Oars respectively operate glass fabricating/tempering and wood-working/finishing facilities near the Subdivision that can produce loud noises, dust, and fumes.
2. Covenantors hereby waive all common-law rights to object to normal and necessary, light industrial activities conforming to relevant codes and regulations conducted in the proximity of the Subdivision which may conflict with Covenantors' residential occupancy.
3. Covenantors intend that this covenant run with the Property in perpetuity, be appurtenant to all property in the proximity of the Subdivision, bind the heirs, successors, and assigns of Covenantors, and inure to the benefit of Covenantees, their heirs, successors, and assigns.

Covenantees, their heirs, successors, and assigns are hereby expressly granted the right of third-party enforcement of this covenant.

4. Nothing in this covenant shall prohibit or otherwise restrict the Covenantors from enforcing governmental statutes or regulations for activities conducted on properties in the proximity of the Subdivision.

IN WITNESS WHEREOF, the Covenantors have executed this covenant on the date(s) set forth below.

Covenantor

Covenantor

State of OREGON)
)ss.

this
County of Jackson)
me:

On this ____ day of _____, 20__, personally
appeared before me _____ who signed

instrument as its voluntary act and deed. Before

Notary Public for Oregon

My Commission Expires: _____.



LOT 33

LOT 32

LOT 31

TYPICAL SINGLE FAMILY HOMES – Zero-setback lots



TYPICAL SINGLE FAMILY HOME – Standard Lot (#14)



LOTS 34 & 33

LOTS 32 & 31

LOT 30

STREETSCAPE – Craftsman Bungalow Style Homes



STREETSCAPE – Elevation View