

2107
PROTECTIVE RESTRICTIONS FOR

184 and 363

AERO ACRES

A SUBDIVISION IN DESCHUTES COUNTY, OREGON

JAMES A. ROBBINS and WILLIAM S. COOPER, being the joint owners of the subdivision known as Aero Acres, Deschutes County, Oregon, in order to provide for the orderly development of said subdivision, do hereby and by these presents subject said development to the following restrictions:

1. No building or structure of any kind whatsoever shall be constructed on said property for use for any other purpose than a residence, together with such other incidental buildings as may be and are ordinarily used in connection with a residence, or duplex where designated on subdivided plot.
2. The initial cost value of said residence, including lot and attached garages and porches, shall not be less than \$25,000.00; and the interior of said residence shall be not less than 1,000 square feet in area.
3. No commercial business of any kind can be maintained on the property except hobby crafts.
4. All dwellings shall have an individual sewage disposal system or sewer installed in compliance with the requirements of the State Sanitary Authority or health authority having jurisdiction.
5. No temporary dwelling shall be constructed.
6. No commercial advertising sign of any kind shall be displayed to the public view on any lot, except one sign of not more than five (5) square feet advertising the property for sale or rent, or sign by a builder to advertise the property during the construction and sales period.
7. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and shall not be kept except in a sanitary condition at all times. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
8. These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the above described premises, and it is intended hereby that any such person shall have the right to prosecute such proceeding at law or in equity as may be appropriate to enforce the restrictions herein set forth, and in any suit or action, or on an appeal thereof, the prevailing party shall recover in addition to court costs a reasonable attorney's fee, to be fixed by the court.
9. Invalidation of any one of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgment or decree shall in no way affect any of the other remaining provisions hereof which shall in such case, continue to remain in full force and effect.

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Aero Acres - 1

DESCHUTES COUNTY TITLE INSURANCE CO.
1220 BOND STREET - BEND, OREGON 97601

184 364

10. That these building and use restrictions may be amended, deleted, changed or abolished by a written and notarized affidavit of the change signed and agreed to by a majority of the existing record fee title holders at any time in the future, which said affidavit shall be filed in the deed records of Deschutes County, Oregon and shall constitute a sole method amending, modifying, decreasing or changing these building and use restrictions.

John E. Robbins
John E. Robbins

William S. Cooper
William S. Cooper

Subscribed and sworn to before me this 26th day of April, 1972.

Chick W. [Signature]
Notary Public for Oregon

Comm. Expires 3-21-75



STATE OF OREGON

County of Deschutes:

I hereby certify that the within instrument was examined for Record.

On 2 day of May, A.D. 1972.

at 2200 o'clock P.M. and recorded in Book 184 on Page 363 Successor.

by [Signature]

ROSIMARY PATTERSON

County Clerk

By [Signature] Deputy