

BUILDING AND USE RESTRICTIONS
FOURTH ADDITION TO ANDERSON ACRES

Deschutes County, Oregon

GLENN H. ANDERSON and HELEN RAE ANDERSON, husband and wife, owners, and GLENN A. HOWARD and FRIEDA C. HOWARD, husband and wife, mortgagees, being the sole persons having an interest in the South half of the Southeast quarter of Section 27, Township 21 South, Range 10 East of the Willamette Meridian, which has been platted and filed as "Fourth Addition to Anderson Acres" in Deschutes County, Oregon, do hereby, and by these presents subject said subdivision, and the whole thereof, to the following Building and Use Restrictions:

1. All residences, dwellings and other buildings erected shall be placed on a solid poured concrete or pumice block foundation.
2. No residence shall be constructed with less than six hundred (600) square feet of living area, exclusive of garages, porches and outbuildings.
3. All buildings which may be placed or constructed on any portion of the above described tract, excepting the portions or whole thereof constructed of brick or stone, shall be painted, process paint or finish-treated within six months of the date said buildings are completed.
4. All buildings constructed must be completed within eighteen (18) months from the date construction is commenced, exclusive of inside finish work.
5. Mobile homes may be used for permanent residences, but a minimum footage of five hundred (500) square feet is required, exclusive of any addition constructed onto the mobile home.
6. All permanent mobile home residences must be enclosed or skirted around the bottom between the mobile home and the ground.
7. Trailer homes may be used for temporary living quarters or vacation homes, providing they are kept in a neat and orderly condition on the outside and around the trailer.

8. A minimum setback of fifty (50') feet from the front lot line of each lot is required for all buildings, mobile homes or trailers.

9. Only one driveway or approach into the lot is allowed from the public roads in the subdivision excepting those lots that border on two different roads such as corner lots which may have one approach on each street.

10. A minimum crawl space of eighteen (18") inches must be provided beneath all living areas of all residences constructed, except those with solid poured floors.

11. No animals may be kept, maintained or stabled on these lots except household pets.

12. No lot shall be re-subdivided into building lots or used for more than one permanent residence.

13. All dwellings shall have individual sewage disposal systems inspected and approved by the County Sanitarian at the time of construction.

14. No commercial business or industry shall be conducted or constructed on these lots.

15. 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 subdivision 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.

16. These restrictions shall run with the land and shall be binding upon the owner or tenant of any or all of said land and all persons claiming, by, through or under them.

17. In validation of any 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.

IN WITNESS WHEREOF, we, the undersigned, have affixed our signatures and seals this 23rd day of January, 1970.

Glenn H. Anderson (SEAL)
Glenn H. Anderson

Helen Rae Anderson (SEAL)
Helen Rae Anderson
OWNERS

Glenn A. Howard (SEAL)
Glenn A. Howard

Frieda C. Howard:

By Glenn A. Howard (SEAL)
Glenn A. Howard, her attorney in fact

STATE OF OREGON,)
County of Deschutes.)

ss.

January 23rd, 1970

Personally appeared Glenn H. Anderson and Helen Rae Anderson, husband and wife, and Glenn A. Howard, individually, and as attorney-in-fact for Frieda C. Howard, his wife, who, being sworn, stated that they executed the foregoing instrument voluntarily, and that said attorney-in-fact executed the same by authority of and in behalf of said Frieda C. Howard, and acknowledged said instrument to be her act. Before me:

Kathleen Jackson
Notary Public for Oregon
My commission expires: 9-18-73



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STATE OF OREGON
County of Deschutes
I hereby certify that the within instrument of writing was received for Record the 23rd day of Jan, A.D. 1970 at 4:30 o'clock P.M. and recorded in Book 168 on Page 219 Record of Deschutes
By Glenn A. Howard
Notary Public