

Key Title Co
Po Box 6178
Bend Or 97708

PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

ASPEN HEIGHTS

Patrick M. Gisler, owner, of ASPEN HEIGHTS PHASE I, Lots 2, 3, 5, 6, 7, 8, 10, 17, 18 and 19 in Block 1, Lots 8, 9, 10, 11, 12, 13, 14, 23 and 24 in Block 2, Lots 3 and 5 in Block 3 of ASPEN HEIGHTS PHASE II, ASPEN HEIGHTS PHASE III and ASPEN HEIGHTS PHASE IV, City of Bend, Deschutes County, Oregon, does hereby and by these presents subject said subdivision, to the following Protective Covenants, Conditions and Restrictions:

ARTICLE I. ARCHITECTURAL GUIDELINES

The purpose of the following guidelines to be observed by each owner is to protect and preserve the value of property and quality of life in the subdivision:

Section (1) Minimum Size. No residence of less than 1,200 square feet of living space, exclusive of garage, shall be erected on any lot.

Section (2) Exterior Lighting will be of a type and so placed to eliminate glare and annoyance to adjacent property owners and passersby.

Section (3) Driveways will be of concrete, concrete pavers or asphalt.

Section (4) Landscaping. All front yards shall be landscaped within six (6) months after the exterior of a residence is finished.

Section (5) Appearance. All garbage, trash, cuttings, refuse, or garbage containers, fuel tanks, clothes drying apparatus or lines, boats, recreational vehicles, trailers, inoperative vehicles, and other service facilities shall be screened from view of neighboring lots.

Section (6) Utilities. No above-ground utilities, pipes or wires shall be used to connect improvements with supply facilities.

Section (8) Fences. No chain link fences may extend beyond front of house. All fence extending from front of house to street shall not exceed 3 feet in height.

ARTICLE II. RESTRICTION ON USE OF PROPERTY FOR HOMEOWNERS

Section (1) Use and Occupancy of Private Areas. Each owner shall be entitled to the exclusive use and benefit of each lot owned by him, except as otherwise expressly provided herein.

Section (2) Maintenance of lots. Each lot and its improvements shall be maintained in a clean and attractive condition, in good repair and in such a fashion as not to create a fire hazard.

Section (3) Mobile Homes, Campers, Trailers. No mobile homes or trailers may be used as a residence, including manufactured housing.

Section (4) Offensive or Commercial Activities. No offensive or ongoing commercial activity shall be conducted on any lot.

Section (5) Uses Prohibited. No parts of said property shall be used in any of the following ways:

(a) As a storage place for more than thirty (30) days for trailers, truck campers, boats, boat trailers, snowmobiles, or other off-road vehicles; however, unless they are garaged or reasonably screened.

(b) As a place to burn trash.

(c) As a place to raise domestic animals of any kind except a reasonable number of household pets which are not a nuisance to other owners.

Return To: Patrick M. Gisler 20 N.W. Greenwood Avenue, Bend Oregon 97701

