

BEE TREE

A SUBDIVISION IN DESCHUTES COUNTY, OREGON

Vincent Gisler and Kathryn Gisler, being the sole owner of the subdivision known as Bee Tree, 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.

No building, or other structures of any kind whatsoever, shall be constructed on said property for any purpose other than a residence together with such other incidental buildings as may be and are ordinarily used in connection with a rural residence.

Residences:

- a) shall be constructed to comply with the Uniform Building Code of the City of Bend.
- b) shall contain at least 1000 square feet of ground floor area, exclusive of garages or porches.
- c) shall have completed exterior construction within 2 years of the beginning of construction.
- d) shall be constructed in a workman-like manner of attractive, properly finished material that harmonizes with the surroundings.
- e) shall have an individual sewage disposal system of the type and at the location specified by the Deschutes County Sanitarian.
- f) shall not include mobile homes.
- g) no solid fences over 6 feet in height and wherever practicable any fence shall be so constructed as not to obstruct the view of any other lot.
- h) Homes shall be not over one story in height above the highest point on the lot excepting that upon approval of the said Vincent Gisler and Kathryn Gisler additional height may be permitted.

Animals:

- a) shall be limited to 3 or less head of domestic animals.
- b) shall not include chickens or pigs.

Animal enclosures:

- a) shall be constructed in a workman-like manner of attractive, properly finished material that harmonizes with the surroundings.
- b) shall be constructed at least 100 feet from residences.

No noxious or offensive trade or activity shall be carried on upon any lot which may be or become an annoyance or nuisance to the adjoining property owners.

These restrictions shall be deemed to be for the protection and the benefit of each of the owners or occupants of the lands and may be enforced at law or in equity by any person affected. In the event that the Court decrees an action to be taken or an action within one year from the date of the decree, all the right, title and interest of the violating party in the land shall immediately revert in the said Vincent Gisler and Kathryn Gisler.

These restrictions shall run with the land and shall be binding on the owner or tenant of any or all of said land and all persons claiming by, through or under them for a period of twenty-five (25) years from the date these covenants are recorded, at which time said

covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreeable to change said covenants in whole or in part.

Invalidation 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.

[Handwritten signature]

[Handwritten signature]

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named Vincent Gisler and Kathryn Gisler

and acknowledged the foregoing instrument to be their voluntary act.



[Handwritten signature]

Notary Public for Oregon
My Commission Expires: 12/31/2012

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record on 23 day of June AD 1972 at 10:30 o'clock A. M. and recorded in Book 284 on Page 242 Record of _____

ROSEMARY PATTERSON
County Clerk

By [Handwritten signature] Deputy