

RESTRICTIONS AND RULES (COVENANT):

1. Maintenance; Each lot and its improvements shall be maintained in a clean and attractive condition, in good repair and in such fashion as to not create a fire hazard.
2. Type of Building:
 - a. No building, other than a family dwelling for private use may be erected on any lot.
 - b. No mobile home or trailer may be used as a residence.
 - c. No modular built dwelling shall be placed on any lot.
 - d. All buildings shall be placed on slab or continuous poured foundation.
 - e. No residence shall be constructed of less than 1200 square feet of living area, exclusive of garage, porches or outbuildings.
3. VIEW PROTECTION; All garbage, trash, cuttings, refuse or refuse containers, fuel tanks, clothes drying apparatus on lines, and other service facilities shall be screened from view from neighboring lots.
4. SIGNS; No signs shall be placed or kept on a lot other than a sign 6"X24" of natural wood material.
5. UTILITIES; No above ground utilities, pipes or wires shall be used to connect improvements with supplying facilities.
6. OFFENSIVE OR COMMERCIAL ACTIVITIES; No offensive or commercial activities shall be carried on on any lots in BENTWOOD ESTATES.
7. HOMES; So as to not adversely affect the view of other lots, single story dwellings only will be allowed on lots 9 through 14 of BLOCK ONE. All other lots may construct two story dwellings, if so desired; however due consideration shall be given to placement of dwelling on lot so as to not overly restrict the view of previously existing dwellings.
8. NOISE POLLUTION; No offensive noise making device shall be installed and used on any lot.
9. FIRE HAZARD; In the event a lot owner allows the condition of his lot to be such as to constitute a fire hazard, any adjacent lot owner could file a fire hazard notification with the Redwood Rural Fire District.

10. TEMPORARY STRUCTURES; Temporary structures shall be permitted on all lots during the period of construction of a dwelling house. However, any such temporary structure shall be removed within 30 days after completion of the dwelling house or within one year after the date upon which the temporary structure was erected, whichever comes first.

11. USES PROHIBITED:

- a. As a parking or storage place, on a permanent basis, for trailers, trucks campers, boats, boat trailers, snow mobiles, or other off-road vehicles, other than for the normal vehicles of the lot owner.
- b. As a place to raise domestic animals of any kind, except for a reasonable number of household pets, which are not kept, bred or raised for commercial purposes and are not a nuisance to abutting lot owner. K&T lots 2, 3, 4, 5, 6, 12, 13, and 14 of Block 2 may keep up to two horses or cows.
- c. As a place to burn trash, cutting or other items, with the exception of outside fireplaces.

12. NOTICE OF RECORD; The above restrictions and rules shall run with the land affected thereby and shall remain in full force and effect at all times with respect to all lots in BLOCK 2 STAGE 5 for a period of 10 years commencing with the date of the official recording of BLOCK 2 STAGE 5 with the Deschutes County Clerk, Bend, Oregon.

These restrictions and rules for BLOCK 2 STAGE 5 are the expressed intention of the original sub-divider and owners.

James B. Kitchell
James B. Kitchell

Beverlee A. Kitchell
Beverlee A. Kitchell

Mary Alyce Peden
Mary Alyce Peden

Mary Alyce Peden
Mary Alyce Peden

Paul C. Eggleston
Paul C. Eggleston

Robert C. Riggs
Robert C. Riggs

Frank E. MacMurry Jr.
Frank E. MacMurry Jr.

STATE OF OREGON,

County of Deschutes

POWER NO. 23 — ACKNOWLEDGEMENT
STEVENS-NASS LAW FIRM CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 2nd day of November, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James B. Kitchell, A.L. Peden, Paul C. Eggleston, Frank E. MacMurry Jr., Beverlee A. Kitchell, Mary Alyce Peden, Robert C. Riggs,

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year just above written.

James B. Kitchell
Notary Public for Oregon

My Commission expires Aug. 31, 1980

135:22

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record

the 2 day of July A.D. 1978

at 3:30 o'clock PM, and recorded

in Book 286, on Page 169 Records

of Deeds

ROSEMARY PATTERSON

County Clerk

By Doris Patterson Deputy

James Kitchell
P.O. Box 265
Deschutes, Oregon 97768