

85-14500

BIG SKY COUNTRY

BUILDING AND USE RESTRICTIONS

0099-1520

Section 1. Each lot shall be used for residential purpose only, and not more than one garage or carport and two accessory buildings such as workshops or stables shall be constructed or placed upon each lot in the subdivision.

Section 2. All driveways must be composed of cinders, gravel, asphalt, or oil-mat.

Section 3. Buildings must be suitable for year round use, and must be placed on permanent foundations consisting of poured concrete. All structures must comply with Deschutes County Building Code. Buildings, fences, and improvements must be constructed in workmanlike manner and kept in a condition of good repair. Exposed portion of foundations must be painted or sided if more than 12" above ground.

Section 4. All land owners must comply with the laws and regulations of the State of Oregon, County of Deschutes and any municipality applicable to fire protection, building construction, water, sanitation, and public health.

Section 5. No mobile home, except for temporary use (one year maximum) while building permanent residence.

Section 6. No commercial, professional, noxious, nor offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

Section 7. Since this property is a designated wildlife area, any new barb-wire fences, must meet the following: Bottom and top strand must be smooth. Bottom strand must be at least 18" from ground, and top strand not to exceed 45". One or two barb wire strands are permitted inbetween, no restrictions on personal fences around individual residences.

Section 8. Since property is a designated wildlife area, all dogs must be confined to a reasonable area near residences. No dogs are allowed to run at large.

Section 9. There will be three access permits for six lots. Proposed driveways are on boundaries of lots one and two, three and four, and five and six. Purchasers may have access changed at time of building permits.

Section 10. All garbage, trash, cuttings, refuse, and garbage and refuse containers, fuel tanks, clothes lines, and other service facilities shall be screened from view from neighboring properties.

0099-1521

Section 11. Each lot and its improvements shall be maintained in a clean and attractive condition, in good repair, and in such fashion as not to create a fire hazard. No property owner shall litter their property with metal objects or other objects i.e. car or other vehicle parts, thus creating a visual disturbance to the continuity of the neighboring properties.

Section 12. Irrigation. Each property owner will be responsible for the upkeep and maintenance of the irrigation ditches on their property. In the event any irrigation pipe needs repair or replacement, it will be the responsibility of the property owners who directly benefit from its use.

Section 13. 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.

Section 14. These restrictions may be amended or modified at any time by the affirmative vote of the majority of the ten owners of the properties. Each lot may cast one vote in the case where one owner holds title to more than one lot.

Section 15. 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 affect.

DATED this 18 day of June, 1985.

BY Michael Tennant
Michael Tennant

STATE OF OREGON
County of Deschutes

On this 18th day of June, 1985, personally appeared before me the above named Michael Tennant, who first duly sworn on oath did execute and acknowledge the foregoing instrument to be his voluntary act and deed.

Before me: Margie A. Warkenton
Notary Public for Oregon
My Commission expires: 5/17/86



*Restrictions meet our specifications
and approval granted from Ore. Dept. Fish
and wildlife. Norm Behrens 388-6363*

1981-0000

0099-1522

STATE OF OREGON)
COUNTY OF DESCHUTES) ss.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

1985 JUL 17 AM 9:43

MARY SUE PENHOLLOW
COUNTY CLERK

BY Phyllis Leck DEPUTY
NO. 85-14500 FEE 9-
DESCHUTES COUNTY OFFICIAL RECORDS

- Maria Russell
officer

