

## 9835

AMENDED RESTRICTIONS FOR  
SYLVAN KNOLLS  
Bend, OregonRESTRICTIONS

As Sylvan Knolls Subdivision is designed for both year round and secondary home living, it is the intent of the developer to maintain a wooded decor with continuity of building appearance being primary to protect property values.

Additional, as the residents will wish to have the serenity of country living, the developer is placing certain activity restrictions to protect all inhabitants within the subdivision.

BUILDING RESTRICTIONS

All buildings constructed within Sylvan Knolls must have the building plans approved by the Plan Review Board prior to construction. This also applies to fences, outbuildings and other improvements.

The Plan Review Board will consist of at least two property owners within the subdivision.

BUILDING AND USE RESTRICTIONS

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

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

Section 3. Buildings must be suitable for year round use and must be placed on permanent foundations, consisting of concrete, brick, pumice blocks, or stone masonry. All structures must comply with Deschutes County Building Code and be constructed on the building site - no 'move-in' residences are allowed. Roofs must be of wood shingle. Buildings, fences, and improvements must be constructed in workmanlike manner and kept in a condition of good repair. Exposed portion of foundation must be painted or sided if more than 12" above the ground. Exteriors to be finished with natural materials with a rustic appearance.

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.

SYLVAN KNOLLS, AMENDED RESTRICTIONS  
Page Two (2)

Section 5. No more than 6 months' construction time shall elapse for the completion of a permanent dwelling nor shall a temporary structure be used as living quarters except during the construction of a permanent dwelling. An exterior latrine shall be allowed only during the construction of a permanent residence.

Section 6. No commercial, professional, noxious, or 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. The cutting or removal of living trees will only be permitted where necessary for the construction of buildings or thinning for the beautification of the property.

Section 8. All animals including dogs must be kept within the confines of the property or on a leash to protect those residents wishing to use the roadways for recreational walking, jogging, etc. No livestock, other than horses are allowed on the property for any reason or purpose other than approved by the Board of Directors of the Association.

Section 9. No hunting or target shooting permitted.

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

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. Individual wells not allowed; must connect to domestic water systems.

Section 13. Septic tanks and drainfields must meet County Health Department standards.

Section 14. No motorized vehicles other than automobiles may be operated on property without prior approval of the Board of Directors of the Association.

Section 15. Parking must be provided for on each building site. Parking and/or storage of recreational vehicles i.e. camp trailers, boats, etc. must be done in such a manner that they do not distract from the appearance of any particular property including the property on which it is parked or stored.

SYLVAN KNOLLS, AMENDED RESTRICTIONS  
Page Three (3)

Section 16. Recreational vehicle or motorcycle racing  
is strictly prohibited.

NOTE: Property owners are advised that water is supplied on a  
metered basis, and irrigation will be charged accordingly.  
For information contact Avion Water Company, Bend, Oregon.

NOTE: The above amended building and use restrictions supercede  
and take precedence over any restrictions previously filed,  
in Book 258, page 367, Deed records, Deschutes County, Oregon.

Dated October 10, 1977.

J J H S & K, INC.

By Richard H. Leaver  
Richard H. Leaver, President

By Floyd Herring  
Floyd Herring, Vice President

STATE OF OREGON        )  
                                  )ss  
County of Deschutes)

On this 10th day of October, 1977, personally appeared  
Richard H. (Dick) Leaver, who being first duly sworn on oath did say that he  
is the President and Floyd Herring, Vice President of J J H S & K, Inc.,  
and that the seal affixed to the foregoing instrument is the corporate seal of  
said corporation and that said instrument was signed and sealed on behalf  
of said corporation by authority of its Board of Directors; and they  
acknowledged that said instrument to be its voluntary act and deed.

Before me: Donna A. Karl  
Notary Public for Oregon  
My commission expires: 9-20-81

9835

STATE OF OREGON  
County of Deschutes  
I hereby certify that the within instru-  
ment of writing was received for Record  
the 12 day of Oct AD. 1977  
at 8:00 o'clock A. M. and recorded  
in Book 260 on Page 77 Records  
of Deeds  
ROSEMARY PATTERSON  
County Clerk  
By Annie Hubbard Deputy

