

BUILDING AND USE RESTRICTIONS  
C. W. HERVE RESORT TRACTS  
DESCHUTES COUNTY, OREGON

1. Buildings must be suitable for year around use and must be placed on a permanent foundation consisting of concrete, brick, pumice, blocks, or stone masonry, excepting foundations and footings designed by registered architects supporting their designed structures. Pitch of the roof and the size and spacing of rafters and ceiling joists must be adequate to withstand heavy snow packs. Chimneys must be constructed from ground level and shall consist of pumice or concrete blocks, bricks or stone masonry, or comparable fire-resistant materials.
2. All buildings must be constructed in a workmanlike manner of attractive, properly finished materials in harmony with surroundings.
3. Every dwelling have at least two doors as a means of access.
4. All dwellings must be provided with sanitation facilities in accordance with or better than required by the laws of the State of Oregon as to fire protection, building construction, sanitation, and public health; and any Deschutes County health and sanitation requirements supplemental thereto.
5. SEWAGE DISPOSAL AND SANITARY REGULATIONS AND RESTRICTIONS
  6. The sewage disposal system shall consist of a house sewer, a septic tank and a subsurface disposal field. Under no conditions will an exterior latrine be allowed.
  7. Required minimum capacities of septic tanks for dwellings:

Number of Bedrooms	Capacity in gallons
1	500 gal.
2	750 gal.
3	900 gal.
4	1000 gal.

For each additional bedroom add 250 gallon.

8. Location of septic tanks shall be not less than the stated distances from the following:
 

(a) Any source of domestic water supply	50 ft.
(b) Property line	10 ft.
(c) River, Stream or lake	50 ft.
(d) Occupied building line	10 ft.
(e) Water main or service line	10 ft.
9. Septic tanks shall be of water tight construction and either of concrete, of not less than 14 gauge iron covered inside and out with an approved protective asphalt coating, or of other sound and durable material, approved by the State Board of Health.
10. All subsurface disposal fields shall have a water tight distribution box with not less than two outlets.
11. The location of subsurface disposal fields shall be no less than the stated distances from the following, unless variance is authorized by County Public Health Department.
 

(a) Any source of domestic water supply	100 ft.
(b) River, stream or lake	50 ft.
(c) Water mains or service lines	10 ft.
(d) Property or dwelling lines	10 ft.
12. The depth, width and length of trenches and construction of the disposal field shall conform to state Board of Health standards; with an exception that the depth of the trench shall not be more than 2 feet.
13. The construction and operation of all domestic sewage disposal systems shall meet standards as high or higher than those set forth by Oregon State Board of Health regulations governing the disposal of domestic sewage and other household wastes.

WELLS

14. A properly developed deep ground water public water supply is recommended for adequate safety.  
(Deep ground water is that which is cut off from danger of subsurface or surface contamination)
15. All wells shall be completed with unperforated well casing that extends to a depth of not less than 18 ft. below land surface.
16. All casing installed shall be of steel, in new or like new condition, being free from pits or breaks and shall meet the following minimum specifications:

Nominal Size (Inches)	Outside Diameter (Inches)	Wall Thickness (Inches)	Weight Per Foot (Pounds)
4	4.500	.237	10.79
5	5.500	.244	13.70
6	6.625	.245	17.29

All casing greater than a minimal size of 6 inches shall have a wall thickness of at least .250 inch.

17. Casing joints shall be water tight, and if welded joints are used, they shall be at least as thick as the wall thickness of the casing.
18. There shall be an approved impervious seal extending to a depth of not less than 18 feet below land surface, such seal shall be at least 3 inches thick surrounding the circumference of the casing.
19. As State regulations are officially adopted by the Office of the State Engineer, they shall supersede the above regulations, numbered 2 through 5, pertaining to wells.

20. GARBAGE DISPOSAL REGULATIONS

21. Garbage shall be stored in an insect and rodent proof, cleanable container.
22. Garbage shall be hauled at least once a week to an approved disposal area, or disposed of in a manner approved by the Tri-County Department of Health or the State Board of Health.
- ~~23.~~ Under no conditions will any dumping of any refuse in any streams or on the adjoining federal lands be permitted.
24. Any open fires shall conform to the State Safety Fire Code.
25. Without special written approval from the Deschutes County Planning Commission no buildings shall be placed closer than 15 feet from the boundaries of the lot areas.
26. The grounds and buildings shall be maintained in a neat manner.
27. The keeping or raising of domestic livestock will not be permitted on a tract of less than one acre.
28. Any tract restrictions which are included herein and are in addition to the laws and regulations of the County of Deschutes and State of Oregon may be removed at any time subsequent to five years from the date of the recording of the within restrictions by a majority of the property owners of this tract by filing with the Deschutes County Clerk their affidavit that they desire a specific tract restriction or restrictions revoked and the Deschutes County Clerk is hereby authorized upon receiving affidavits to this effect to strike any such restriction from the original plat restrictions so as to give public notice that said restrictions are no longer applicable.

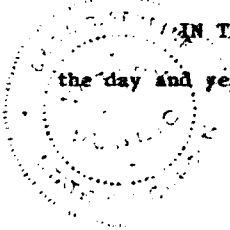
Dated at Bend, Oregon this 11th day of August, 1961.

C. W. Reeve (SEAL)  
Leona M. Reeve (SEAL)

STATE OF OREGON )  
 ) ss.  
County of Deschutes )

BE IT REMEMBERED, that on this 11th day of August, 1961, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named C.W. REEVE AND LEONA M. REEVE husband and wife, who are known to me to be the identical individuals described in and who executed the within Building and Use Restrictions for the C. W. Reeve Resort Tracts and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.



*[Signature]*  
Notary Public for Oregon  
My Commission Expires: 9-24-62

No. 8574  
(STATE OF OREGON)  
County of Deschutes  
I hereby certify that the within instrument:  
of writing was received for Record  
the 11th day of August  
A. D. 1961 at 1:52 o'clock P. M.  
and recorded in book 128  
on page 334 Record Indexed  
Notary Public  
By *[Signature]* Deputy