

579b

BUILDING AND USE RESTRICTIONS  
Chaparral Estates  
Deschutes County, Oregon

M-W INVESTMENTS being the owner of an acreage development in Deschutes County, Oregon, to be known as CHAPARRAL ESTATES. In order to provide for the orderly development of Chaparral Estates, we do hereby and by these presents, subject said acreages and the whole thereof to the following building and use restrictions:

1. No residence shall be constructed on any acreage or portion thereof, which contains less than 800 square feet of living area, exclusive of garages, porches and outbuildings. The value of said residence shall not be less than \$3,000.00, including attached garage and porches. Mobile homes shall be an exception as noted in paragraph 6 below.
2. No building shall be constructed on any acreage or any portion thereof which shall be nearer than twenty-five feet from any property line of said acreage. For the purpose of these restrictions, eaves, steps and porches shall be considered as a part of the building.
3. All residences, dwellings and other outbuildings erected shall be placed on a solid continuous concrete or masonry foundation.
4. All buildings which may be placed or constructed on any acreage or portion thereof must be painted or process painted within six months from the date that said buildings are completed. Stone, brick, and masonry buildings or portions of buildings are excepted.
5. All dwellings shall have an individual sewage disposal system installed and constructed in compliance with the requirements of the State Sanitary Authority or Health Authority having jurisdiction.
6. All Mobile Homes or travel trailers shall be models with metal siding and in good condition. All Mobile Homes or travel trailers and any outbuildings used in connection with such Mobile Homes or travel trailers shall be constructed and shall be kept painted to remain esthetically compatible with homes in the area. No more than one Mobile Home unit per acre of ground will be allowed.
7. No noxious or offensive trade or activity shall be carried on upon any acreage or portion thereof, nor shall anything be done thereof which may be or may become an annoyance to the neighborhood.
8. No acreage shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Any normal accumulation of garbage or waste shall be kept in sanitary containers at all times.
9. A private barn and/or stable may be maintained for limited livestock production provided that such production is not a commercial or feedlot enterprise.
10. The owner of each acreage or portion thereof shall at all times maintain the irrigation ditches across his property to insure full delivery of water to all acreages past his property that is served by that ditch. Further, the seller reserves for himself and for future owners of property in Chaparral Estates, an easement to maintain property irrigation ditches for the benefit of all portions of Chaparral Estates.

11. These restrictions shall be deemed to be for the protection and for the benefit of each of the owners or occupants of any portion of the above described acreages, and it is intended hereby that any such person shall have the right to prosecute such proceedings at law or in equity as may be appropriate to enforce the restrictions herein set forth.

12. 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 until ten years from date hereof, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the property it is agreeable to change said covenants in whole or in part, except that restriction number 10 which shall be perpetual.

13. Invalidity 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 thereof which shall, in such case, continue to remain in full force and effect.

CHAPARRAL ESTATES

By Robert H. Murray  
of M-W Investments

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STATE OF CALIFORNIA  
County of San Diego

Subscribed and sworn to before me this 25 day of April A.D. 1967

at San Diego County, California  
in Book 161 on Page 285

of San Diego  
Robert H. Murray  
County Clerk  
By Pat. H. Murray Deputy