

DESCHUTES COUNTY OFFICIAL RECORDS  
NANCY BLANKENSHIP, COUNTY CLERK

2006-38108



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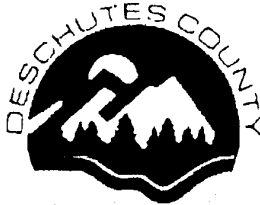
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D-CCR Cnt=1 Stn=25 SHIRLEY

\$55.00 \$11.00 \$10.00 \$5.00 \$20.00

# DESCHUTES COUNTY CLERK

## CERTIFICATE PAGE



This page must be included  
if document is re-recorded.  
Do Not remove from original document.

Return To:  
GERALD GERTES

3785 SW 58<sup>th</sup> Street  
Redmond, OR 97156

CHRISTIE ACRES  
Redmond, OR  
Second Revised

COVENANTS, CODES AND RESTRICTIONS

As Christie Acres Subdivision is designed for both year round and mini-farm living, it is the intent of the homeowners that the development maintain a controlled décor with continuity of building appearance in order to protect property values.

In order for the residents to have the serenity of country living, they are placing certain activity restrictions on properties within the development.

BUILDING RESTRICTIONS

All buildings constructed within Christie Acres, and additions thereto, must have the building plans approved by the Plan and Site Review Board prior to the start of construction. This also applies to fences, outbuildings and all other above ground improvements.

The Plan and Site Review Board will consist of the current Vice President of the Board of Directors of the Christie Acres Property Owners Association, and 2 property owners elected at large from the membership of the property owners association.

1. Site and Plan approval will be based upon the following general provisions:
  - a. All buildings must have rustic exteriors.
  - b. All fences, outbuildings, 12x12 and larger and permanent structures and other improvements must have their design, color and composition material approved by the Plan and Site Review Board.
  - c. All building improvements shall be compatible with neighboring dwellings and structures.
  - d. All structures shall have roofs with color and material approved by the Plan and Site Review Board.

2. Firearms and black powder arms use within the property is prohibited except for pest control. Firearms use is permitted only for nuisance animal control and will be limited solely to 22 caliber shot shells or shotgun. Adjacent property owners must be notified prior to firearm use.
  - a. Target shooting with bows or air guns may be permitted with appropriate backstop so long as performed in a safe manner.
3. All animals, including dogs, must be kept within the confines of the property or on a leash. Loose animals are hereby declared to be a nuisance.
4. No vehicles may be dismantled or parked in a dismantled condition within view of any other property or a roadway.
5. Each property shall be maintained in a clean and attractive condition. No property owner shall allow wood, paper, equipment, metal objects or vehicle parts to accumulate on his/her property in a manner that can be seen from any other property or from a roadway.
6. All activities within the subdivision must conform to Deschutes County Zoning Ordinances.
7. Recreational vehicles and motorcycles may be operated within the development if operated safely and in a manner that is not offensive to neighbors.
8. Horses, cattle and household pets are allowed on the properties. All other livestock may only be kept with permission of the Plan and Site Review Board of the property owners association.
9. Outdoor lighting shall not shine onto adjacent properties.
10. The Plan and Site Review Board may, at its discretion, require any property owner who has livestock, to provide animal tight fencing to prevent the livestock from being a nuisance to neighboring property owners.
11. All recreational vehicles (i.e. boats, motor homes, trailers, etc.) must be parked in such a way as not to offend neighboring property owners.
12. No building shall be constructed, nor trees planted, so

as to impede or block the view of a neighboring property owner.

13. All 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 with no move-in residences (e.g. RVs, campers, manufactured homes, etc.). Fences, and improvements must be constructed in a work-man-like manner and kept in a condition of good repair. Fences which border roads must be constructed and/or maintained in a manner which conforms to the existing post and rail fencing of the other properties. Posts and rails must be machine peeled. Gates may be selected and installed according to property owner's preference.
14. All property owners shall comply with the laws and regulations of the State of Oregon, County of Deschutes, and Deschutes County Rural Fire Protection District #1, with respect to fire protection.
15. No more than 12 months construction time shall elapse for the completion of a permanent dwelling. A temporary structure may only be used as living quarters during the construction of permanent dwelling.
16. Commercial, professional trade or business activity shall only be carried out in such a way as to remain unobtrusive and non-offensive to neighboring property owners.
17. 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.
18. Septic tanks and drain fields must meet County Health Department standards.
19. Property owners are advised that domestic water is supplied by individual wells. Domestic water supply, therefore, is the responsibility of each individual owner.
20. The Plan and Site Review Board shall have authority to enforce these covenants. In the event that it has to bring suit or action to enforce these covenants, the prevailing party shall have its/his/her/attorney fees

paid by the other party at trial or upon appeal.

- 21. No parcel within Christie Acres may be divided.
- 22. The Plan and Site Review Board maintains final authority in all disputes pertaining to the CC&Rs for Christie Acres.
- 23. These revised CC&Rs supersede and revoke all prior CC&Rs for Christie Acres.
- 24. These CC&Rs may only be amended by the agreement of 75% of the property owners.

Christie Acres Property Owners Association  
 3785 SW 58<sup>th</sup> St.  
 Redmond OR 97756

William H. Barstow, IV  
 Lot 4, Block 1

STATE OF OREGON            )  
   ) ss.  
 County of Deschutes    )

On this 28<sup>th</sup> day of September, 2005, personally appeared before me, the above named William H. Barstow, IV acknowledged the foregoing instrument to be their voluntary act and deed.



William H. Barstow, IV  
 William H. Barstow, IV  
[Signature]  
 Notary Public for Oregon

My Commission Expires: Mar 6, 2008

Gerald D. Gerdes and Marilyn L. Gerdes  
 Lot 2, Block 1

STATE OF OREGON            )  
   ) ss.  
 County of Deschutes    )

On this 27<sup>th</sup> day of September, 2005, personally



*respectively*

appeared before me, the above named Carolyn Gonce and William Gonce acknowledged the foregoing instrument to be their voluntary act and deed.



*Carolyn Gonce*  
Carolyn Gonce

*William Gonce*  
William Gonce

*Lori E McCabe*  
Notary Public for Oregon

My Commission Expires: *8/14/08*

Larry D. Havniear and Lisa Havniear  
Lot 2, Block 3

STATE OF OREGON        )  
  ) ss.  
County of Deschutes )

On this *21<sup>st</sup>* day of *September*, 2005, personally appeared before me, the above named Larry D. Havniear and Lisa Havniear acknowledged the foregoing instrument to be their voluntary act and deed.



*Larry D. Havniear*  
Larry D. Havniear

*Lisa Havniear*  
Lisa Havniear

*Lori E McCabe*  
Notary Public for Oregon

My Commission Expires: *8/14/08*

Mark L. Langeliers and Sharon L. Langeliers  
Lot 1, Block 2

STATE OF OREGON        )  
  ) ss.  
County of Deschutes )

On this *3<sup>rd</sup>* day of *October*, 2005, personally appeared before me, the above named Mark L. Langeliers







*respectively*  
Peter Murray acknowledged the foregoing instrument to be their voluntary act and deed.



*Johnnie Murray*  
\_\_\_\_\_  
Johnnie Murray

*Peter Murray*  
\_\_\_\_\_  
Peter Murray

*Lori E McCabe*  
\_\_\_\_\_  
Notary Public for Oregon

My Commission Expires: 8/14/08

H. Derek Palmer and Kristina L. Palmer  
Lot 3, Block 2

STATE OF OREGON )

) ss.

County of Deschutes )

*respectively*

On this 4<sup>th</sup> day of October, 2005, personally appeared before me, the above named H. Derek Palmer and Kristina L. Palmer acknowledged the foregoing instrument to be their voluntary act and deed.



*H. Derek Palmer*  
\_\_\_\_\_  
H. Derek Palmer

*Kristina L. Palmer*  
\_\_\_\_\_  
Kristina L. Palmer

*Lori E McCabe*  
\_\_\_\_\_  
Notary Public for Oregon

My Commission Expires: 8/14/08

George Lee Rondema and Jeannine K. Rondema  
Lot 5, Block 2

STATE OF OREGON )

) ss.

County of Deschutes )

On this 27<sup>th</sup> day of September, 2005, personally

appeared before me, the above named George Lee Rondema and Jeannine K. Rondema acknowledged the foregoing instrument to be their voluntary act and deed.

*George Lee Rondema*  
George Lee Rondema



*Jeannine K Rondema*  
Jeannine K. Rondema

*Lori E McCabe*  
Notary Public for Oregon

My Commission Expires: 8/14/08

Catherine L. Wilson and Martin L. Wilson  
Lot 5, Block 1

STATE OF OREGON            )  
  ) ss.  
County of Deschutes )

On this 28<sup>th</sup> day of September, 2005, personally appeared before me, the above named Catherine L. Wilson and Martin L. Wilson acknowledged the foregoing instrument to be their voluntary act and deed.

*Catherine L. Wilson*  
Catherine L. Wilson



*Martin L. Wilson*  
Martin L. Wilson

*Stanley E Clark*  
Notary Public for Oregon

My Commission Expires: March, 2008

Beccy Wren and William Jonathan Wren  
Lot 4, Block 3

STATE OF OREGON            )  
  ) ss.  
County of Deschutes )

On this 29<sup>th</sup> day of September, 2005, personally

appeared before me, the above named Beccy Wren and William Jonathan Wren acknowledged the foregoing instrument to be their voluntary act and deed.

Beccy Wren  
Beccy Wren

William Jonathan Wren  
William Jonathan Wren

Lori E McCabe  
Notary Public for Oregon

My Commission Expires: 8/14/08

