

24659

CHRISTIE ACRES
Redmond, Oregon

As Christie Acres Subdivision is designed for both year round and mini-farm living, it is the intent of the developer to maintain a controlled decor with continuity of building appearance being primary to protect property values.

Additionally, 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 Christie Acres must have the building plans approved by the Plan and Site Review Board prior to construction. This also applies to fences, outbuildings and other improvements.

The Plan and Site Review Board will consist of Elmer and Mildred Christie (or their assigns), and their approval will be based upon the following general provisions:

1. Rustic exteriors.
 - a. Color must be approved on all exteriors of buildings
 - b. Conformity to other dwellings
 - d. All structures to have shake, or composition roofs with color to be approved by Plan and Site Review Board
2. No hunting or target shooting permitted.
3. All animals including dogs must be kept within the confines of the property or on a leash to protect the residents and their animals from any nuisance factors
4. No dismantling of vehicles, etc. permitted unless

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within an outbuilding, save and except Lot 2, 3 Block 2 the Christie which is a pre existing condition.

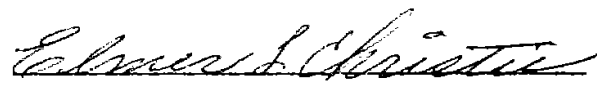
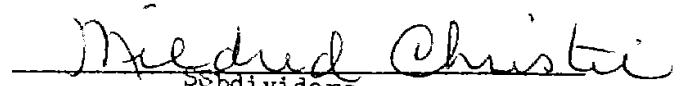
5. Each property shall be maintained in a clean and attractive condition. No property owner shall litter their property with wood, paper, equipment, metal objects or other objects i.e. car or other vehicle parts, thus, causing a visual disturbance to the continuity of the neighboring properties.
6. All activities within the subdivision must conform to Deschutes County Zoning Restrictions.
7. Recreational vehicle or motorcycle riding is strictly prohibited other than for ingress or egress to an owners property.
8. No offensive livestock (i.e. turkeys, pigs, etc.) are allowed; Horses, cattle, sheep, chickens are allowed, moreover, Elmer & Mildred Christie or their assigns are the last word in the event of a dispute.
9. No outdoor lights (i.e. bug, blue or otherwise offensive night lights) to be allowed without permission of the Plan and Site Review Board (i.e. the Christies or their assigns).
10. Plan Review Board may, at its discretion, require any property owner to provide animal tight fencing to prevent nuisance factors 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 (i.e. in out-buildings, carports, etc.).
12. Barns and other outbuildings must all conform to these restrictions.
13. No building shall be constructed so as to impede or block the view of a neighboring property owner.
14. The Christies or their assigns are the Plan and Site Review Board and until otherwise replaced by vote the Property Owners Association constitutes final authority in all matters pertaining to Christie Acres.
15. All driveways must be composed of cinders, gravel, or asphalt.

16. 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. Fences, and improvements must be constructed in a workman-like manner and kept in a condition of good repair.
17. All land owners must comply with the laws and regulations of the State of Oregon, County of Deschutes, and any codes related to fire protection, etc.
18. 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 permanent dwelling. An exterior latrine shall be allowed only during the construction of a permanent residence.
19. 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.
20. 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.
21. 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.
22. Septic tanks and drainfields must meet County Health Department standards.

NOTE: Property owners are advised that domestic water is supplied by property owner individual wells, therefore, domestic water supply is the responsibility of each individual owner.

All property owners agree and will comply to all the restrictions of the subdivision and will comply to the requests of the Plan and Site Review Board, without recourse, and promptly to insure the quality of the subdivision.

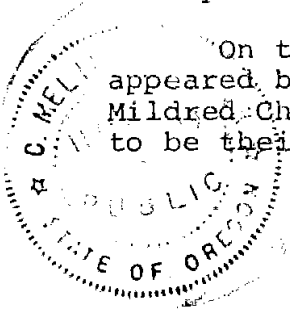
Plan & Site Review Board
Christie Acres
S.W. Yew Lane
Redmond, Oregon



Subdividers

Notice: All property owners or their assigns or their transferees agree they will not at any time partition or attempt to partition any of the 5 acre parcels in Christie Acres.

STATE OF OREGON)
) ss.
County of Deschutes)

On this 13 day of March, 1980, personally appeared before me the above named Elmer L. Christie and Mildred Christie and acknowledged the foregoing instrument to be their voluntary act and deed.



C. Melinda Leaver
Notary Public for Oregon
My commission expires: 8-4-80

24659

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 13 day of Mar A.D. 1980 at 2:28 o'clock P M., and recorded in Book 318 on Page 539 Records of Woods

ROSEMARY PATTERSON
County Clerk

By Rhonda Lang Deputy

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