

PROTECTIVE COVENANTS FOR THE SUBDIVISION OF
SEC. 16, TWP. 17 S., R. 13 E.W.M. TO BE KNOWN AS
CIMARRON CITY SUBDIVISION, DESCHUTES COUNTY, OREGON

KNOW ALL MEN BY THESE PRESENTS: That the undersigned CLYDE W. PURCELL and MARY LOU PURCELL, who are officers of PRINEVILLE WATER COMPANY, AN OREGON CORPORATION, do hereby declare that said property and the whole thereof shall be subject to the following covenants, conditions and restriction, which shall run with the land and be for the benefit thereof to-wit:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes except those lots designated as other than residential on the plat. No building shall be erected, altered, placed, or permitted to remain on any lots except those designated as other than residential on the plat other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage. Livestock, such as pets, permitted but not to be raised commercially, Barns to be placed on lot in most inconspicuous location and to be of presentable construction.

2. DWELLING AND SIZE. The ground floor area of the main structure, exclusive of one story open-porches and garages, shall be not less than 800 square feet for a one story dwelling, nor less than 800 square feet for a dwelling of more than one story.

3. BUILDING LOCATION. Front Yard; There shall be a front yard having a depth of not less than Fifty feet (50'). Side Yard; There shall be a side yard on each side of the main building and each side yard shall have a width of not less than fifteen feet (15'). Where no alley exists accessory building shall be a rear yard of not less than fifteen feet (15') in depth measured from the rear of the main structure.

4. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lots having a width of less than seventy feet (70') at the property line nor shall any dwelling be erected or placed on any lot having an area of less than 2 acres.

5. DILIGENCE IN CONSTRUCTION REQUIRED. Any work in constructing and erecting any building or other structure shall be prosecuted diligently from the commencement thereof and the same shall be completed within a reasonable time in accordance with the requirements contained.

6. NUISANCE. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. OIL AND MINING OPERATIONS. No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

8. TEMPORARY STRUCTURES. No structure of a temporary character, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

9. TERM. These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots have been recorded, agreeing to change said covenants in whole or in part.

Dated this 18th day of March, 1968.

Clyde W. Purcell
Clyde W. Purcell President
Mary Lou Purcell
Mary Lou Purcell Secretary

STATE OF OREGON) ss. PRINEVILLE WATER CO.
County of Deschutes)

On this 18th day of March, 1968, before me appeared Clyde W. Purcell and Mary Lou Purcell and to me personally known, who being duly sworn, did say that Clyde W. Purcell is the President, of PRINEVILLE WATER CO., INC. the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation by authority of it's Board of Directors, and Clyde W. Purcell acknowledged said instrument to be the free act and deed of said Corporation.

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

Charlotta G. Barnes
Notary Public for Oregon Commission Expires 8-9-70

