

RESTRICTIVE COVENANTS FOR CONIFER ACRES

DESCHUTES COUNTY, OREGON

7522 WA 165 TRACT 289

WE, THE UNDERSIGNED, the fee owners of the following-described real property platted as "CONIFER ACRES" Subdivision, Deschutes County, Oregon, hereby make the following declaration as to limitation, restrictions and uses to which the land/or tracts constituting said addition may be put, hereby specifying said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said addition, this declaration of restriction being designed for the purpose of keeping said addition desirable, uniform and suitable as herein specified:

1. No building, or other structure of any kind whatsoever shall be constructed on said property for use for any other purpose than a residence together with such other incidental buildings as may be and are ordinarily used in connection with a residence.
2. No buildings shall be erected so they will be unsightly in any way, or shall be of unsound construction.
3. 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.
4. No domestic livestock shall be permitted on any lot.
5. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifteen years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
6. Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages.
7. Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Signed this 25 day of June, 1969.

Robert W. Mitchell
Robert W. Mitchell

Marcella G. Mitchell
Marcella G. Mitchell

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared the above-named ROBERT W. MITCHELL AND MARCELLA G. MITCHELL, husband and wife, who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON

My commission expires July 27, 1972

