

DAVIS FIRST ADDITION

PRELIMINARY PLAT No. 140

BEING A SUBDIVISION OF A PORTION OF THE SE 1/4
OF SECTION 3, T. 18 S., R. 12 E., DESCHUTES COUNTY

DECLARATIONS, CONDITIONS AND RESTRICTIONS

TO THE PUBLIC:

1. THE UNDERSIGNED DO HEREBY CERTIFY AND DECLARE THAT THE FOLLOWING CONDITIONS, RESTRICTIONS, RESERVATIONS, COVENANTS AND AGREEMENTS SHALL BE MADE A PART OF ALL CONVEYANCES OF PROPERTY OWNED BY THE UNDERSIGNED, WITHIN THE PLAT OF DAVIS FIRST ADDITION RECORDS OF THE PLATS IN DESCHUTES COUNTY, OREGON, WHICH IT SHALL HEREUPON APPLY AS FULLY AND WITH THE SAME EFFECT AS IF SET FORTH AT LARGE.
2. NO LOT SHALL BE DIVIDED INTO SMALLER PARCELS THAN RECORDED ON THE LAST FILED PLAT OF DAVIS FIRST ADDITION.
3. NO DWELLING OR OTHER BUILDING SHALL BE ERECTED WITHIN 25 FEET OF THE FRONT LINE, OR NEARER THAN 14 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 5 FEET TO AN INTERIOR LOT LINE, EXCEPT THAT NO SIDE YARDS SHALL BE REQUIRED FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 30 FEET OR MORE FROM THE MINIMUM FRONT BUILDING SET BACK LINE. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET AT THE REAR LOT LINE. NO PROTRUDE PAST ANY SET BACK LINE.
4. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY RESIDENTIAL LOT WHICH HAS BEEN DIVIDED SMALLER THAN THE LAST FILED PLAT OF DAVIS FIRST ADDITION, OR A WIDTH OF LESS THAN 80 FEET AT THE FRONT BUILDING SET BACK LINE, THOSE LOTS FRONTING ON CUL DE SACS OR CURVES ARE EXCEPTED.
5. INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL COMPLY WITH ALL APPLICABLE STATUTES OF THE STATE OF OREGON AND CASES INTERPRETING THE SAME SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE OREGON STATE BOARD OF HEALTH AND THE DEPARTMENT OF ENVIRONMENTAL QUALITY OF THE STATE OF OREGON, AND SHALL FURTHER COMPLY WITH ALL RULES AND REGULATIONS OF THE HEALTH DEPARTMENT OF DESCHUTES COUNTY.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN NOUANCE OR NUISANCE TO THE NEIGHBORHOOD.

7. NO STRUCTURE OF TEMPORARY CHARACTER, TRAILER, LAZEMENT TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS RESIDENCE EITHER TEMPORARILY OR

8. ALL HOUSES SHALL HAVE SHAKE OR CEDAR SHINGLE ROOFS AND PAVED DRIVEWAYS.

9. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

10. 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 30 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

11. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

12. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

13. THE WATER SUPPLY IS FROM PRIVATE OWNED DOMESTIC WATER COMPANY, "AVION WATER COMPANY."

14. STRUCTURE SHALL BE FOR SINGLE FAMILY RESIDENCE AND SHALL NOT BE LESS THAN 1200 SQUARE FEET.

15. ANY STRUCTURE SHALL BE COMPLETED EXTERIOR WISE, WITHIN SIX (6) MONTHS AFTER START INCLUDING FINISH, PAINT OR STAIN.

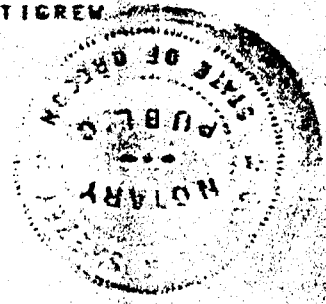
16. NO VEHICULAR ACCESS ON REAR OF LOTS ALONG PETTIGREW ROAD.

DATE 4-10 1974

William F. Smith

STATE OF OREGON
COUNTY OF DESCHUTES

ON THIS THE 10th DAY OF April, 1974
BEFORE ME ***** THE UNDERSIGNED PERSONALLY APPEARED.
IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC FOR OREGON:
William F. Smith
MY COMMISSION EXPIRES: 7/22/75

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STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record

on the 11 day of April 1924

at 11:30 A.M. in the presence of

in Book 243 Page 124 Records

by Rosmary Peterson

ROSMARY PETERSON
County Clerk

Dr. J. W. ...
Deputy

*Dean Pettitt
123 Pettitt Road
Bend Ore*