

1610

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DAVIS ADDITION

Preliminary Plat No. 119

Being a subdivision of a portion of the 5th
or Section 5, T. 18S., R. 12E., Deschutes County

Declarations, conditions and restrictions

To the public:

1. The undersigned to 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 Addition records of the Plat in Deschutes County, Oregon, which it shall thereupon apply as fully and with the same effect as if set forth at large therein.
2. No lot shall be divided into smaller parcels than recorded on the last filed plat of Davis Addition.
3. No dwelling or other building shall be erected within 75 feet of the front lot line, or nearer than 16 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 to the rear lot line. For protrude past any set back line shall not be construed as a violation of said set back line.
4. No dwelling shall be erected or placed on any residential lot which has an area of less than 20,000 square feet or 6 with of less than 80 feet at the front building set back line; those lots fronting on Owl De Sours or curves are excepted.
5. Individual sewage disposal systems shall comply with all applicable statutes of the State of Oregon and cases interpreting the same and 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 on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. No structure of a temporary character, trailer, basement tent shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily, or permanently.

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This Addition

8. 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 purpose.

9. 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.

10. 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.

11. Invalidity 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.

12. The water supply is from private owned domestic water company "Action Water Co."

13. Structure shall be for single family residence and shall be not less than 1200 square feet.

14. Any structure shall be completed exterior view, within six (6) months after start including finish, paint or stain.

15. No vehicular access on rear of lots along Pettigrew Road.

Dated 11/15 1973
[Signature]

STATE OF OREGON
County of Deschutes

Witness me this 15 day of January, 1973
I declare me the undersigned
personally appeared before me. In witness whereof I hereunto
set my hand and official seal.



[Signature]
Notary Public for Oregon
My commission expires: 7-14-75

(10-21)

Handwritten notes or signatures in the center of the page, including the name "Bent" and "Department of Education".

Small handwritten notes or signatures in the bottom left corner.