

BUILDING AND USE RESTRICTIONS  
DESCHUTES RIVER TRACT-RIMROCK ADDITION  
TRAILER HOMESITES  
DESCHUTES COUNTY, OREGON

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, DESCHUTES RIVER RANCH, INC., an Oregon corporation, heretofore caused to be recorded in Plat Book 5, page 3/, Deschutes County, Oregon, a plat for Deschutes River Tract, Deschutes County, Oregon; and

Now, Therefore, Deschutes River Ranch, Inc., causes the following Building and Use Restrictions to be made:

- 1) No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than, one standard type trailer home and a building not less than 6X8 feet to be used in conjunction with the trailer house as a utility building, or one single-family dwelling, not to exceed one story in height and a private garage for not more than two cars. Before any trailer home placed on a lot may be used as a residence, either permanent or temporary, adequate water and sewage disposal, according to Deschutes County Health regulations, must be available to that trailer.
- 2) The floor area of the main structure of any and all residences, exclusive of one-story open porches, garages, trailer houses and trailer buildings, shall be not less than 500 square feet.
- 3) All structures, water, sewer, and utility installations placed upon any lot within said tract shall comply with all building codes, regulations and other laws applicable of the State of Oregon, County of Deschutes.
- 4) No masonry block construction shall be used except for chimneys, flues or other ornamental work. All foundations, footings and basement walls shall be poured concrete.
- 5) No residence shall be located on any lot nearer than 25 feet from the lot line towards which its front entrance side faces, no nearer than 10 feet from any of the other lot lines.
- 6) No fence, wall or hedge in excess of 60 inches in height shall be permitted to extend from the minimum set-back line of the house to the street line. No fences, wall or hedge shall be constructed on any lot in excess of 60 inches in height.
- 7) No structure such as, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently.
- 8) No animals, other than domestic household pets, shall be kept on any part of said property.

9) All lands and lots within said tract bordering on the Deschutes River shall be subject to an easement, as hereinafter described: An area 15 feet wide, commencing at the high water mark of the Deschutes River and extending a distance of 15 feet from said high water mark toward, over and across said bordering land. No owner of any land bordering on the Deschutes River shall build, erect, maintain or place within or upon said easement area any fence, structure or obstruction of any nature or kind and shall not excavate land within said easement area.

10) No obnoxious 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.

11) These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the above described subdivision, and it is intended hereby that any such person shall have the right to prosecute such proceeding at law or in equity as may be appropriate to enforce the restrictions herein set forth.

12) Invalidations of any one of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgement or decree shall in no way effect any of the other remaining provisions hereof which shall, in such case, continue to remain in full force and effect.

DESCHUTES RIVER RANCH, INC.

Signed by Robert W. Webber  
President

*Robert W. Webber*  
~~Properly notarized~~

Subscribed and sworn to be fore me this 1st day of September, 1961

*Velma M. Gardley*  
My Commission expires Feb. 24, 1963

No. 9-12  
STATE OF OREGON  
County of Deschutes  
I hereby certify that the within instrument  
of writing was received for Record  
the 1st day of September  
A. D. 1961 at 10:40 A.M.  
and recorded in book 128  
on pages 465 Record  
By *Velma M. Gardley* County Clerk  
By *Rosemary [Signature]* Deputy

