

PROTECTIVE RESTRICTIONS FOR  
TUMALO TRAILS  
A SUBDIVISION IN  
DESCHUTES COUNTY, OREGON

1. No lot shall be used except for single family residences.
2. No building shall be placed or built less than 25 feet from the front property line or less than 15 feet from either the side or rear lines.
3. All building plans for both new or remodeling must have the written approval of the developer and must comply with all County and State laws.
4. All buildings must have wood shingle or shake roofs unless otherwise approved by the developer.
5. It is meant to maintain a rustic decor in the subdivision and colors and type of finish must be approved by developer; stain finish preferred.
6. All fences must be approved by developer and not to exceed 60 inches (60") in height. All front yard fences to be of an attractive ornamental type.
7. Removal of any trees must first be approved by developer.
8. No structure of a temporary type, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence or for storage either temporarily or permanently.
9. Sewerage disposal system must comply with all State and County specifications. To be septic tank and drain fields unless otherwise approved.
10. No house trailers or mobile homes allowed on any lot. Campers, house trailers, boats must be suitably concealed and not used for living purposes.
11. Clothes lines shall be placed as to be as inconspicuous as possible.
12. Any work started on construction or erection of any building or structure shall be diligently prosecuted and completed within one year or less.
13. Garbage shall be kept in insect and rodent proof containers and removed to an approved area at least once a week.
14. No livestock, animals or fowl shall be allowed, except domesticated types. A maximum of 2 dogs per lot and they must be kept under control as not to be a nuisance to the neighborhood.
15. No unlicensed cars or car bodies allowed on any lot. This is definitely to stop the collection or working on of old cars and car bodies and will be strictly enforced. All lots shall be kept free of weeds, have no rubbish or trash collections and be kept neat and clean.

- 16. No noxious or offensive activity shall be carried on or upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 17. No hunting or shooting allowed on property.
- 18. Reasonable variances can be granted by any two of the following: E. A. Mayer, Norma I. Mayer; Neal G. Nollau, Donna L. Nollau, or others appointed by developer.
- 19. These covenants are to run with the land and shall be binding on all persons and all parties claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, unless an instrument signed by a 60% majority of the then owners of lots has been recorded, agreeing to change the covenants in whole or in part. At said meeting each owner of record shall have one vote for each site owned by him.
- 20. Invalidation of any of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

Dated this 12th day of September, 1968.

Elaine W. Nowland  
Elaine W. Nowland

Edwin A. Mayer  
Edwin A. Mayer

Norma I. Mayer  
Norma I. Mayer

TUMALO CANYON RANCH, INC., an Oregon Corp.

By: Glenn A. Byrnes  
Glenn A. Byrnes, Pres.

By: Virginia W. Byrnes  
Virginia W. Byrnes, Sec.

STATE OF OREGON )

County of Deschutes )

ss On this 12th day of September, 1968, personally appeared Glenn A. Byrnes & Virginia W. Byrnes, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Tumalo Canyon Ranch, Inc., a corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Maybelle O. Elder  
Notary Public for Oregon  
My comm. expires: Nov 7-1970

STATE OF OREGON )

County of Deschutes )

ss On this 12th day of September, 1968, personally appeared the above named Elaine W. Nowland, a single person; Edwin A. Mayer and Norma I. Mayer, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Maybelle O. Elder  
Notary Public for Oregon  
My comm. expires Nov. 7, 1970