

1178
AMENDED
BUILDING AND USE RESTRICTIONS
DESCHUTES RIVER RECREATION HOMESITES INC.
DESCHUTES COUNTY OREGON

VOL 134 PAGE 257

Know all men by these present: That the undersigned, DESCHUTES RIVER RECREATION HOMESITES INC, AN Oregon corporation, is the owner of DESCHUTES RIVER RECREATION HOMESITES, located in Sections 7 and 18 Township 20 South, Range 11 EMM and sections 12 and 13 Township 20 South, Range 10 EMM, as will be platted and recorded from time to time in Deschutes County, Oregon, plat records, and does hereby declare that said property, and the whole thereof, shall be subject of the following covenants conditions and restrictions unless changed by a majority vote of the directors of the above named corporation.

(1) No lot shall be used except for residential purposes, unless such useage is designed for other purposes by the above board of directors of the Corporation. On the residential lots, no building shall be erected, altered, placed or permitted to remain other than one single-family dwelling and a private garage for not more than two cars.

(1A) Block 1 is hereby designated for Commercial or Residential purposes.

(1B) Block 4 is hereby designated for Multiple or Single Family Dwellings.

(2) The floor area of residence on the river frontage lots shall have a minimum floor area of not less than 1000 square feet, exclusive of one-story open porches and garages and have at least 2 doors as a means of access. Lots other than river frontage lots shall have floor area of not less than 500 square feet, exclusive of one story open porches and garages.

(3) Buildings must be suitable for year around use and must be placed on permanent continuous foundations consisting of concrete, brick, pumice blocks or stone masonry. Pitch of the roof and the size and spacing of rafters and ceiling joists must be adequate to withstand heavy snow packs. Chimneys must be constructed from ground level and shall consist of pumice or concrete blocks, bricks, stone masonry or comparable fire-resistant materials.

(4) All buildings and fences must be constructed in a work-man-like manner of attractive, properly finished material that harmonizes with the surroundings. Fences shall not exceed 60 inches in height.

(5) All dwelling owners must comply with laws of the State of Oregon, County of Deschutes, as to fire protection, building construction, sanitation and Public Health and any Deschutes County Health and Sanitation requirements supplemental here to.

(6) Sewage disposal system shall consist of a house sewer, a septic tank and a subsurface disposal field. Under no conditions will an exterior latrine be allowed. Required minimum capacities of septic tanks for dwellings:

Number of Bedrooms	Capacity in Gallons
1-2	750 Gallons.
3	900 "
4	1000 "
For each additional bedroom add 250 gallons.	

(B) Location of septic tanks shall be not less than the stated distances from the following:

(1) Any source of domestic water supply	50 Feet
(2) Property line	10 "
(3) River, stream or lake	50 "
(4) Occupied building line	10 "
(5) Water main or service line	10 "

(C) Septic tanks shall be of water tight construction and be either concrete or of not less than 14 guage steel, covered inside and out with an approved protective asphalt coating, or of other sound and durable material, approved by the State Board of Health.

(D) All sub-surface disposal fields shall have a water tight distribution box with not less than 2 outlets. The sub-surface disposal fields shall be no less than the stated distances from the following:

(1) Any source of domestic water supply	100 Feet
(2) River, stream or lake	50 "

- (3) Property or dwelling line
(4) Water main or service line

10 Feet
10 "

(5) The depth, width and length of the trenches in the disposal field shall conform to State Board of Health standards with the exception that the depth of the trench shall not be more than 2 feet. The construction and operation of all domestic sewage disposal systems shall meet standards as set forth by the Oregon State Board of Health regulations governing the disposal of domestic sewage and other household wastes.

(7) Wells: A properly developed deep ground water public water supply as required for adequate safety.

(a) All wells shall be completed with unperforated well casing that extends to a depth of not less than 18 feet below land surface.

(b) All casing installed shall be of regular approved steel well casing, in new or like new condition, being free of pits and breaks. Casing joints shall be water tight.

(c) There shall be an impervious seal extending to a depth of not less than 18 feet below land surface, which seal shall be at least 3 inches thick surrounding the circumference of the casing.

(d) As State regulations are officially adopted by the office of the State Engineer, they shall supercede the above regulations, numbered A through D relating to "Wells".

(8) Garbage Disposal:

(a) Garbage shall be stored in an insect and rodent proof container.

(b) Garbage shall be hauled at least once a week to an approved area.

(c) Under no conditions will dumping of any refuse in any streams or on the adjoining Federal lands be permitted. The grounds and Building shall be maintained in a neat and orderly manner.

(9) 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, with the exceptions that a trailer may be used during actual construction of permanent residence, except the following described area may be used and occupied for trailer house or mobile home purposes:

The South half (3½) of Northwest quarter (NW¼) and Southwest quarter (SW¼) of section 12, Township 20 South, Range 10 ERM. ALSO- The West 250' of the Northeast quarter (NE¼) and West 250' of the Southeast quarter (SE¼) of Section 12, Township twenty (20) South, Range 10 ERM.

(10) A time limit is hereby imposed on the length of time required for construction of the residence structure. A period of time not to exceed eighteen months is allowed to complete the residence or dwelling. This period of time is from the start of construction to completion of the same.

(11) No obnoxious or offensive activity shall be carried on upon any lot, nor shall any thing be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(12) 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 sub-division, 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.

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

Dated this 25th day of February 1963

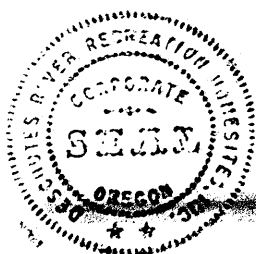
DESCHUTES RIVER RECREATION HOMESITES, INC.

BY

President

BY

Secretary



FORM No. 24—ACKNOWLEDGMENT—CORPORATION

03261 STEVENS NESS LAW PUB. CO. PORTLAND

STATE OF OREGON,

County of Deschutes ss.
 On this 12 day of Mar, 1963, before me appeared
Earl K. Hermann and Norman J. Hermann
 both to me personally known, who being duly sworn, did say that he, the said Earl K. Hermann
 is the President, and he, the said Norman J. Hermann
 is the Secretary of Deschutes State Senators Homebld, Inc.
 the within named Corporation, and that
 the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instru-
 ment was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and
Earl K. Hermann and Norman J. Hermann
 acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
 seal, this the day and year first in this, my certificate, written.

Lillian Smith
 Notary Public for Oregon.

My commission expires 2-12-64

No. 1478
 STATE OF OREGON
 County of Deschutes
 I hereby certify that the within instrument
 of writing was received for Record
 the 14 day of March
 A. D. 1963 at 11:49 o'clock A. M.
 and recorded in book 134
 on page 257 Record
Dee
 County Clerk
 By James H. Smith Deputy

