

144 388

AMENDED 1957

**BUILDING AND USE RESTRICTIONS**  
**Deschutes River Recreation Homesites, Inc.**  
**Deschutes County, Oregon**

Known to all men by these presents: That the undersigned Deschutes River Recreation Homesites, Inc. an Oregon corporation, is the owner of Deschutes River Recreation Homesites, located in Sections 2, 3, and 10, T. 21 S., R. 10 E.W.M., and Section 35, T 20S., R. 10 E.W.M; and the following Building and Use Restrictions shall apply to Blocks 62 through 84 in Unit 6, and these blocks shall be subject to the following covenants, conditions, restrictions unless changed by a majority vote of the Directors of the above named corporation.

On March 15, 1965 in Book 142 Page 476; Building and Use Restrictions items numbered One (1) through Fourteen (14) were filed, these amended restrictions Fifteen (15) through Nineteen (19) are additional to items 1 through 14.

15. The owner has caused to be formed a non-profit organization, known as the Deschutes River Recreation Homesites Property Owners Association (hereinafter referred to as "Association") which organization has been formed for the purpose of providing for the operation, maintenance, repair, rebuilding or rehabilitation of roads, streets and public ways of Deschutes River Recreation Homesites, Deschutes County, Oregon, for benefit of members of the Association who have purchased lots from the owner. The Association has a board of directors of five persons, initially selected by the owner to serve until April 10, 1966, or until their successors are duly elected by the membership at its organizational meeting.

16. All owners of a parcel of property within the above described premises shall automatically become members of the Association, and shall receive a certificate evidencing such membership. Any person purchasing any parcel within said area under an agreement of sale and/or land sales contract shall be deemed the owner of said parcel for the purposes of such membership, and joint owners of any lot shall be entitled to one membership.

17. There shall be no dues to the membership of the Association, and in lieu thereof the directors shall annually assess each lot in the subdivision its proportionate share of the costs for maintenance of said roads, streets and public ways. The costs of said operation and maintenance shall include the necessary amounts incurred by the directors for insurance, bond premiums, equipment rental, materials and labor required in such operation and maintenance. The owner of the subdivision shall pay a like assessment for each lot remaining unsold in said subdivision, it being the intention hereof that all assessments shall be uniform as much as is practicable. At such time as Deschutes County or any other political subdivision of the State of Oregon shall assume the responsibility for such operation and maintenance, there shall be no further assessments.

18. A copy of the Articles of Association for said organization will be mailed to any member of the Association upon request.

19. These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the subdivision. 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 restrictions herein set forth.

Dated this 12th day of July, 1965

DESCHUTES RIVER RECREATION HOMESITES, INC., AN Oregon Corporation

By Alan H. Holerman President

Attest: U. I. Swanson Secretary

U. I. Swanson



REVERSE SIDE OF DOCUMENT

NOTARY PUBLIC  
JAMES H. HARRIS  
144-388

It is hereby certified that the undersigned has been duly sworn and qualified as a Notary Public for the County of Deschutes, Oregon, and that the said Notary Public is the owner of the premises described in the foregoing instrument.

FORM No. 24—ACKNOWLEDGMENT—CORPORATION

STEVENS-NESS LAW PUB. CO., PORTLAND

STATE OF OREGON,

County of DESCHUTES } ss.

On this 12th day of July, 1965, before me appeared

Dan. H. Heierman and N.I. Swanson  
both to me personally known, who being duly sworn, did say that he, the said Dan. H. Heierman  
is the the President, and he, the said N.I. Swanson  
is the Secretary of DESCHUTES RIVER RECREATION HOMESITES,  
INC., the within named Corporation, and that

the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Dan. H. Heierman and N.I. Swanson

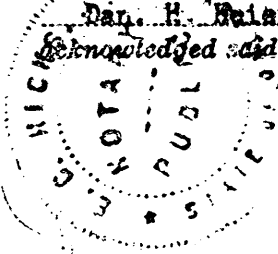
acknowledged said instrument to be the free act and deed of said Corporation.

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

*[Signature]*

Notary Public for Oregon.

My commission expires Aug. 12, 1968



BEND ABSTRACT COMPANY  
1080 BOND STREET  
BEND, OREGON

STATE OF OREGON  
County of Deschutes  
Notary Public  
I hereby certify that the within instrument  
was duly recorded for Record  
on 12 day of July  
A.D. 1965 at 1:57 o'clock P.M.  
and required in book 144  
page 388  
Record