

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

Known to 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 Section 35, Township 20 South, Range 10 E.W.M., and the following Building and Use restrictions shall apply to Blocks 85, 86, 87, 88 all being in Unit 8 Part 1, and these blocks shall be subject to 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 usage is designated 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.
- (2) The floor area of residences shall be not less than 1000 square feet on the river frontage lots, lots other than river frontage lots shall have a floor area of not less than 500 square feet, exclusive of one story 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 and masonry or comparable fire-resistant materials.
- (4) All buildings and fences must be constructed in a work-man-like manner of attractive, properly finished materials 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 systems, septic tanks and domestic water wells shall be in accordance to specifications set out by the governing agencies, namely the Oregon State Board of Health, Deschutes County Sanitarian and Water Master.
 - A. Under no conditions will an exterior latrine be allowed.
 - B. All wells shall be completed with unperforated well casing that extends to a depth of not less than 18 feet below land surface.
- (7) 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 buildings shall be maintained in a neat and orderly manner.

(8) No structure of a temporary character, basement, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

(9) 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..

(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 any annoyance or nuisance to the neighborhood.

(11) Cutting of parcels into smaller lots is prohibited. No cutting of trees will be permitted except where necessary for construction of buildings and landscaping or authorized by the Board of Directors of the above named Corporation.

(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 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 restrictions herein set forth.

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

(14) The foregoing covenants, restrictions or conditions are to be in effect until March 1, 1971 and are automatically extended for successive periods of five years unless the owners of a majority of the parcels agree in writing at least four months before the final expiration date thereof to change them.

Dated this 28th day of February, 1966
DESCHUTES RIVER RECREATION HOMESITES, INC.

Signed Dan H. Heierman, President
Dan H. Heierman, Pres.
Signed Bill Mayfield
Bill Mayfield

State of Oregon)
)ss.
County of Deschutes)

On this 28th day of February, 1966 before me appeared Dan H. Heierman and Bill Mayfield, both to me personally known, who being duly sworn, did say that he, the said Dan H. Heierman is the President, and he, the said Bill Mayfield is the assistant Secretary of Deschutes River Recreation Homesites, Inc. The within named Corporation by authority of its Board of Directors, and Dan H. Heierman and Bill Mayfield acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereto set my hand and seal the day and year last above written.

W. W. Smith

Notary Public for Oregon

My commission expires 3-1-68

