

RESTRICTIONS, COVENANTS & CONDITIONS
FOR THE USE OF THE RECORDED PLAT
OF
DESERT SAND ARABIAN RANCH
DESCHUTES COUNTY, OREGON

I. LAND USE

The use of all land sold or used within the Desert Sand Arabian Ranch shall be used subject to the following conditions and restrictions. All uses of the property shall conform to all applicable Ordinances of Deschutes County. These covenants shall be enforced by no less than a majority of 65% of the property owners. The record owner of the property, Desert Sand Arabian Ranch, Inc., shall maintain control of these covenants and conditions until such time as 65% of the lots are sold. In all instances, until all property is sold, Desert Sand Arabian Ranch, Inc., shall maintain all architectural control of all dwelling units, ancillary buildings, fencing and outbuildings placed upon the property. Architectural drawings and renderings shall be submitted to Desert Sand Arabian Ranch, Inc., for approval prior to the issuance of a building permit by Deschutes County. Desert Sand Arabian Ranch, Inc. shall approve, amend or notify the property owner of changes in the architectural design as submitted within 30 days of submission to Desert Sand Arabian Ranch, Inc.

II. DWELLING UNITS

All dwelling units shall be single-family dwelling units. No multi-family units shall be allowed. No renting of space for members other than the immediate family of the purchaser of the property shall be allowed. All dwelling units shall have the following items incorporated: shake roofs, or an approved roofing material of simulated shake which will be wooden or earth tone in color; exterior of dwelling units shall be approved by Desert Sand Arabian Ranch, Inc., pursuant to Section I. No dwelling unit shall be less than 1200 square feet in size.

Each lot shall be used exclusively for residential, agricultural, or livestock purposes. The term "livestock" shall include cows, horses, sheep and llamas only. It will exclude other farm animals and fowl.

III. CONSTRUCTION TIME

The period of construction for a permanent dwelling shall not exceed twelve (12) months from date of issuance of the building permit for said construction.

IV. ANCILLARY BUILDINGS

All barns, pump houses, sheds, garages or any other structures detached from the single-family dwelling unit shall meet the same architectural design criteria as listed under dwelling units and shall also be approved subject to architectural review by Desert Sand Arabian Ranch, Inc.

- V. FENCING All fencing shall be of a uniform pole and post design. There shall be no wire fencing of any type.
- The owner with livestock shall construct fences around his lot which shall be adequate to prevent the escape of such livestock. The owner of any lot keeping livestock shall be liable for all damages caused by livestock escaping and running at large.
- VI. DRIVEWAYS All driveways must be composed of cinders, gravel, or asphalt.
- VII. SETBACKS All buildings shall be set back at least 50 feet from all lot boundary lines.
- VIII. KEEPING OF ANIMALS The keeping of animals shall be in conformance with the Deschutes County Zoning ordinance and shall include the following: All animals shall be kept in a clean and sanitary manner. Animals shall be maintained in such a manner that flies, dust and odor shall not permeate beyond the immediate boundaries of each property.
- IX. OFF ROAD VEHICLES Off road vehicles shall be defined as any vehicle capable of operating on anything other than a dedicated county road. It shall include, but not be limited to, 4-wheel drive passenger vehicles, trucks, motorcycles. No motorcycle or off-road vehicle shall be utilized except on dedicated county roads.
- X. IRRIGATION & DUST CONTROL All property shall have an adequate irrigation system installed by owner so that dust control can be maintained in a manner that dust nor any other particular matter permeates beyond the boundary of the immediate parcel of property.
- XI. TEMPORARY STRUCTURES Temporary structures shall be prohibited. There shall be no use of mobile homes, trailers, or campers on-site during construction of single-family dwelling or ancillary units.
- XII. USES NOT ALLOWED A) Mobile Homes. B) Trailers. C) Campers. D) Tent
- XIII. ON-STREET PARKING Each homeowner shall provide adequate off-space parking for all recreational vehicles and individual dwelling unit needs. There shall be no on-street parking of recreational vehicles or inoperative vehicles allowed. All recreational vehicles parked on the lots shall be screened from the view of neighboring lots.
- XIV. REFUSE CONTROL All garbage, trash, cuttings, refuse, garbage and refuse containers, fuel tanks, clothes lines and other service facilities shall be screened from the view of neighboring lots. Rubbish and garbage must be kept in suitable containers and removed from the premises. No rubbish may be burned, dumped, or buried on the premises or in any area within Desert Sand Arabian Ranch

- IV. UTILITIES All utilities serving dwelling units and ancillary buildings shall be underground from the point of delivery to said dwelling units or ancillary structures.
- VI. DOGS Dogs shall not be permitted to run at large. At no time shall dogs be permitted to interfere with or annoy (e.g. persistent barking) other residents.
- VII. FIREARMS The shooting of firearms within Desert Sand Arabian Ranch Inc. is prohibited.

In the event that any of the above items are violated, Desert Sand Arabian Ranch, Inc., may enforce the items by notifying the property owner to cease and desist or Desert Sand Arabian Ranch, Inc., may cause the violation to be corrected and charge to the property owner. Upon the sale and closing of 65% of all lots involved, it shall be the responsibility of the property owners, within the plat of Desert Sand Arabian Ranch as a whole, to enforce the covenants and conditions.

IN WITNESS WHEREOF, the undersigned, the Owners of all said property, has hereunto caused these presents to be executed this 20th day of December, 1978.

Steve P. Palfy
(Steve P. Palfy)

Bonnie L. Palfy
(Bonnie L. Palfy)

STATE OF OREGON, County of Deschutes, as:

Personally appeared Steve P. Palfy and Bonnie L. Palfy, husband and wife, who, being sworn, stated that they are the owners of Desert Sand Arabian Ranch and that this instrument was voluntarily signed before me.

Elizabeth S. Pierson

Notary Public for Oregon
My Commission Expires Feb 23 1982



Return to:
Steve Palfy
Star Route
69286 Holmes Road
Redmond OR 97756

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18091
STATE OF OREGON
County of Deschutes
I hereby certify that the within instrument of writing was received for Record the 21 day of Dec, A.D. 19 78 at 10 o'clock A M. and recorded in Book 290 on Page 212 Records of Deschutes
ROSEMARY PATTERSON
County Clerk
By Dorothy J. Johnson Deputy