

9160

ORION ESTATES SUBDIVISION

Restrictions, Protective Covenants and

Conditions for use of property

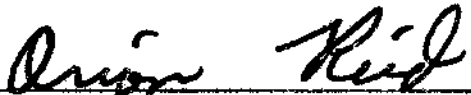
ADDENDUM TO RESTRICTIONS FOR DESERT WOODS - 22369

1. Each lot shall be used for single family residential purposes only.
2. No buildings or other improvements shall be erected, placed, or altered on any lot until the construction plans and specifications and plans showing the location of the structure have been approved by the developers of the subdivision as to design, materials, and location with respect to topography and finished grade location. Approval of outbuildings will be based on location, as well as whether the outbuilding or addition is designed in keeping with the house (i.e., same type and color of siding, wood doors, same type of windows, same roofing, etc.).
3. All driveways must be composed of asphalt or concrete.
4. The floor area of the constructed residence shall be not less than 1200 square feet, exclusive of covered porches and garages. Double garages are required, with wood raised-panel garage doors (no pressed board) unless approved by developer. All exterior doors must be wooden, excluding sliding glass patio doors.
5. Setback lines shall be not less than 25 feet from front property line and 10 feet from side or back lot lines to any structure on the lot. Corner lots shall observe the 25-foot setback from both property lines that border streets, unless approved by developer.
6. The cutting and removal of living trees will only be permitted where necessary for the construction of buildings or thinning for the beautification of the property. Any diseased tree, such as beetle-infested trees, must be removed and properly disposed of so as not to endanger other trees in the area.
7. No swine, horses, cows, turkeys, geese, chickens, ducks, pigeons, goats, rabbits, hares, or other animals usually termed "farm animals" or "poultry" shall be kept or allowed to be kept on any lot. No commercial dog raising or cat raising, whether or not such constitutes the operation of a kennel within the meaning of any county or municipal ordinance, shall be conducted on said property. All cats, dogs, and other pets must be kept on leash and not allowed to run free. Kennels or doghouses must be placed behind house and shielded from view of the roads.
8. All garbage, trash, cuttings, refuse, garbage and refuse containers, fuel tanks, clotheslines and other service facilities shall be screened from view from neighboring lots. No wood piles in front of houses.

ORION ESTATES SUBDIVISIONS

Restrictions, Protective Covenants, and
Conditions for use of property, Continued

9. Each lot and its improvements shall be maintained in a clean and attractive condition and in good repair.
10. No commercial or large vehicles such as delivery trucks, heavy equipment, recreational vehicles (including motor homes), trailers, extra cars not driven regularly, or unsightly materials or equipment will be allowed in front of house. Such things must be behind house or fenced in beside house so that they are screened from view of the road and are not offensive to the neighbors' views. No vehicles shall be parked in or alongside street on a regular basis.
11. All homes and other buildings shall be roofed with wooden shakes or wooden shingles. Tile roofs may be approved by developers if appropriate for style and design of house.
12. All outside colors must be natural earth colors. The use of wood stains in lieu of paints will be encouraged. Bright paint exteriors, other than in trim or in accent panels, will not be permitted.
13. All front yards shall be landscaped and maintained within six months from the time of occupancy of the house; balance of yard to be landscaped within one year.
14. All windows must be bronzed aluminum or wooden (no mill finish aluminum windows allowed).
15. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done which shall or may become an annoyance or nuisance to the owners of said property.
16. Any work in constructing or erecting any building or other structure or improvement shall be prosecuted diligently from the commencement thereof and the same shall be completed within a reasonable length of time.
17. No structure of a temporary character, trailer, easement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
18. Fences shall not exceed five feet in height and may not extend in front of house. Decorative fences, not to exceed two feet in height, may be allowed in front of house on the approval of the developer. No fences or trees shall be placed beyond the front (if corner lot, front and side) property lines in the road right of way. Exceptions only at the approval of the developer.


Developer

9/20/80
Dated

ORION ESTATES SUBDIVISION
 Restrictions, Protective Easements, and
 Conditions for use of property, Continued

We, the undersigned, property owners in the proposed subdivision of
 Orion Estates, hereby agree to accept the above restrictions for
 said subdivision.

Frank Bartlett
 Frank Bartlett

James K. Karp
 James Karpent

Teresa Bartlett
 Teresa Bartlett

Elizabeth Kelenberg
 Elizabeth Kelenberg

Mary-Clare Brucher
 Mary-Clare Brucher

Alice Legg
 Alice Legg

Karen Sue Cooke
 Karen Cooke

Glen Legg
 Glen Legg

Robert A. Cooke
 Robert Cooke

Lawrence J. Lohman
 Lawrence Lohman

Michael Day

Margaret Lohman
 Margaret Lohman

Rosemary Day

Blair Lux
 Blair Lux

Gordon DeBoy
 Gordon DeBoy

John DeBoy
 John DeBoy

Dilma K. DeBoy
 Dilma DeBoy

Carol Marken
 Carol Marken

Linda S. Gordon
 Linda Gordon

Richard Marken
 Richard Marken

Michael Gordon
 Michael Gordon

James A. Maloney
 James Maloney

W. Norman Gordon
 W. Norman Gordon

Kathy A. Maloney
 Kathy Maloney

Willette Gordon
 Willette Gordon

Larry D. Woosee
 Larry Woosee

Joyce Grimes
 Joyce Grimes

Maureen Woosee
 Maureen Woosee

David E. Grimes
 David Grimes

Fritz Morrison (M.M.)
 Fritz Morrison

ORION ESTATES SURVEYING
Restrictions, Protective Covenants, and
Conditions for use of property, Continued

Myrtice Morrison
Myrtice Morrison

Orion Reid
Orion Reid

Lambert B. Neighbour, Jr.
Lambert Neighbour, Jr.

Gather L. Smith
Gather Smith

Carl Olson
Carl Olson

Darlene Smith
Darlene Smith

Eunice Olsonowski
Eunice Olsonowski

Deborah J. Smith
Deborah Smith

William B. Olsonowski
William Olsonowski

Mark D. Smith
Mark Smith

Joanne Paxton
Joanne Paxton

Carol Stenseth

Neil Paxton
Neil Paxton

Wanda Stenseth

Gerrison Perrigan
Gerrison Perrigan

Anders Pahl

Stephen Perrigan
Stephen Perrigan

Bonnie Van Osdol
Bonnie Van Osdol

Cheryl Plawar

Betty Thompson

Gary Probst

Ann Thron

Darrell Probst
Darrell Probst

Gwendolyn P. Brown
Gwendolyn Brown

Jedith Probst
Jedith Probst

Linda Brown
Linda Brown

Elnora Reid
Elnora Reid

ACKNOWLEDGEMENT:

On this 20th day of September, 1980, before us appeared the above named persons, all to whom well known, who being duly sworn, do so that they executed the foregoing document in Restrictions for Use Relating and acknowledged to us as the true and lawful owners of their same and voluntary act.



Shirley M. White
Notary Public for the State of Oregon
My Commission Expires 5-25-82

22369

REGULATIONS FOR BERRY WOODS
Subdivision

COPY
FOR ORIGINAL FOR MICROFILMING

1. Minimum living space 1200 square feet, plus double garage.
2. Minimum setback for house and fences to be thirty (30) feet from street. Fencing not to exceed five (5) feet in height.
3. Outbuildings to be placed in back of house and to comply with, and in keeping with, other structures.
4. All outside colors to be natural or earth tones.
5. Shake or wood shingle roof or tile roof. (Composition roof may be approved by developer only.)
6. All front yards must be landscaped and maintained within a period of six months from time of occupancy of house.
7. No unsightly vehicles such as old cars, trailers, recreational vehicles, materials, etc., to be allowed in drives, street, front, or side yards. No vehicles to be parked in drives or street that are not regularly driven.
8. Pets will be allowed outdoors only. No domestic animals allowed.

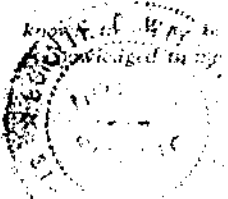
Carroll A. Keith
Developer
April 18th 1977
Dated

STATE OF OREGON,

County of Washington

FORM NO. 23 - ACKNOWLEDGMENT
EFFECTIVE FOR THE YEAR 1977

BE IT REMEMBERED That on the 18th day of April, 1977,
before me, the undersigned Notary Public in and for said County and State, personally appeared the within
named Carroll A. Keith



known to me to be the person(s) described in and who executed the within instrument and
acknowledged to my that
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Carroll A. Keith
Notary Public for Oregon
My Commission expires 5-1-77

9160

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 8 day of Oct A.D. 1980 at 8:19 o'clock P. M., and recorded in Book 329 on Page 982 Records of Deeda

ROSEMARY PATTERSON
County Clerk

B- Rhonda Lantz Deputy

ORION Reid
61825 Arnolda Mt Rd
Bend