

EQUESTRIAN MEADOWS
PHASE I

Section 1. Each lot shall be used for residential purposes only, nor shall more than one detached single-family dwelling not to exceed two (2) stories in height and not more than one double garage or carport and two accessory buildings such as workshops or stables be constructed or placed upon each Lot in the subdivision.

Section 2. Each lot and its improvements shall be maintained in a clean and attractive condition in good repair and in such fashion as not to create a fire hazard. No property owner shall litter their property with metal objects or other objects i.e. car or other vehicle parts, thus, creating a visual disturbance to the continuity of the neighboring properties.

Section 3. All driveways must be composed of cinders, gravel, or asphalt.

Section 4. The floor area of constructed residences shall be not less than 1200 square feet exclusive of one story porches and garages.

Section 5. Buildings must be suitable for year-round use and must be placed on permanent foundations, consisting of concrete, brick, pumice blocks, or stone masonry. All buildings, fences, and improvements must be constructed in workmanlike manner and kept in a condition of good repair. Exposed portion of foundation must be painted or sided if more than 12" above the ground. All dwellings shall be constructed on site. House trailers and double-wide modular units are strictly prohibited.

Section 6. Setback line shall be at least twenty-five (25) feet back from all lot lines to any structure upon the Lot with the exception of a fence, not to exceed 72 inches in height. Fences must be constructed of properly finished material and shall harmonize with the surroundings.

Section 7. All land owners must comply with the laws and regulations of the state of Oregon, county of Deschutes, and any municipality applicable to fire protection, building construction, water, sanitation, and public health.

Section 8. No more than 12 months' construction time shall elapse for completion of a permanent dwelling nor shall a temporary structure be used as living quarters. An exterior latrine shall be allowed only during the construction of a permanent residence.

Section 9. No commercial, industrial, noxious, or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, including but not limited to all recreational vehicle use. (i.e. motorcycles for road use only).

Section 10. The cutting or removal of living trees will only be permitted where necessary for the construction of buildings or thinning for the beautification of the property.