

34102

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85- 652

EQUESTRIAN MEADOWS
PHASE I & Phase II

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27-7611
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.

Section 11. No animals nor fowl other than domestic household pets, horses or cattle shall be kept on any part of said property.

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Section 12. All animals including dogs must be kept within the confines of the property or on a leash to protect those residents wishing to use the roadways for recreational walking, jogging, etc.

Section 13. No hunting nor discharging firearms permitted.

Section 14. All garbage trash, cuttings, refuse, garbage and refuse containers, fuel tanks, clothes lines and other service facilities shall be screened from view from neighboring properties.

Section 15. 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.

Section 16. Barking must be provided for on each building site. Parking and/or storage of recreational vehicles i.e. camp trailers, boats, etc. must be done in such a manner that they do not distract from the appearance of any particular property including the property on which it is parked or stored.

Section 17. Wells and septic tanks and drainfields must meet County Health Department standards.

Section 18. These restrictions may be amended or modified at any time by the affirmative vote of three-fourths of the then owners of the properties. Each lot may cast one vote in the case where one owner holds title to more than one lot.

Section 19. These restrictions are binding on all lots except Lot Number 2, Block 1 of Equestrian Meadows Phase I.

Subscribed and sworn this 14th day of June, 1979, by:

Tommy G. Flenniken
Tommy G. Flenniken, Owner/Developer

Helen D. Flenniken
Helen D. Flenniken, Owner/Developer

Subscribed and sworn this 19th day of Dec 1984 by:

Tommy G. Flenniken
Tommy G. Flenniken, Owner/Developer

Helen Dean Flenniken
Helen Dean Flenniken

STATE OF CALIFORNIA
OREGON

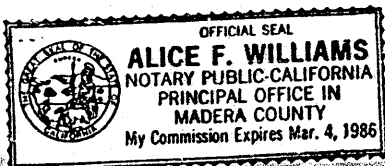
County of MADERA } ss.

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 19th day of December, 1984 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Tommy G. Flenniken & Helen Dean Flenniken

known to me to be the identical individual.... described in and who executed the within instrument and acknowledged to me that they..... executed the same freely and voluntarily.

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



Alice F. Williams
Notary Public for Oregon, MADERA
My Commission expires March 4, 1986

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

1985 JAN 16 PM 3:24
MARY SUE PENHOLLOW
COUNTY CLERK

BY. *Phyllis Reck* DEPUTY
NO. 857 652 FEE 9
DESCHUTES COUNTY OFFICIAL RECORDS