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Deschutes County Oregon Plat Records.

BUILDING AND USE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, Four Seasons Investment Co. a Partnership, does hereby declare as follows:

That they are the owners of Forest View First Addition located in Section 32, Township 21 South, Range 10 East, Willamette Meridian and said property as platted shall be subject to the following building and use restrictions:

1. Each lot in the subdivision shall be used for residential purposes only, nor shall more than one detached single family dwelling not to exceed two 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 one acre.
2. No lot shall be divided into smaller parcels than shown on the final plat map and no more than one residence shall be constructed on a single lot unless approved by the DESCHUTES COUNTY PLANNING COMMISSION.
3. The floor area of constructed residences shall be of not less than 480 square feet exclusive of one-story porches and garages.
4. 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 size and spacing of ceiling joists must be adequate to withstand heavy snow packs. Roof must be of composition of wood shingle unless approved by sub-divider or agent.
5. Set back lines shall be at least fifty (50) feet back from all roads and twenty (20) feet from side and back lot lines. Lots adjoining FOREST SERVICE LANDS are required a twenty five (25) feet set back on back lot line to any structure upon the lot, with the exception of a fence and utilities. This area space would provide for fire protection access and a fuelbreak. A satisfactory fuelbreak can be provided within this buffer by removing dead standing trees, woody debris presently on the ground, and by thinning solid blocks of live trees.
6. All buildings, fences, and improvements must be constructed in a workmenlike manner, properly finished material used, and shall harmonize with the surroundings. They shall be kept in good repair.
7. Lots 1, 2 and 3 of Blk. 8 and Lots 1, 2 and 3 of Blk. 7 are excluded from these Building and Use Restrictions.

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8. 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.

9. No campers or travel trailers shall be allowed for permanent residence. Mobile homes 480 square feet or larger may be used as a permanent residence provided they are skirted and appear as a permanent installation. Any mobile home older than five years must be approved by the subdivider or agent.

10. No more than 24 months from starting time shall elapse for the completion of a permanent dwelling nor shall a temporary structure be used as living quarters except during the construction of a permanent dwelling. An exterior latrine shall be allowed only during the construction of a permanent dwelling.

11. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage or other refuse. Such waste shall be kept in sanitary containers at all times. Approved incinerators must be used in the area sufficiently cleared to prevent the possibility of fire starting on the property.

12. No commercial or professional or noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

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

14. No animals other than domestic household pets or horses shall be kept on any part of said property.

15. Domestic water provided by individual wells shall be constructed in accordance with the requirements of the State Engineer's Office. Wells shall be located at least 100 Feet from any sewage drainfield. In the event any system is designed to serve more than three families, plans shall be submitted to the Oregon State Division of Health for approval prior to commencing construction.

16. All access to lots will be taken from the roads provided in the Subdivision.

These covenants and restrictions or conditions are to remain in effect for a period of ten (10) years from the date of this declaration and shall automatically extend unless the owners of 51% of the total area of all parcels in the subdivision agree in writing to a change.

These restrictions shall be deemed to be for the protection of each of the owners or occupants of any portion of the subdivision. 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 such restrictions herein set forth.

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

FOUR SEASONS INVESTMENT CO.
A Partnership

Gerald D. Olson

Gerald D. Olson

General Partner

STATE OF OREGON }
COUNTY OF DESCHUTES } ss.

July 5, 1972

Personally appeared

Gerald D. Olson of Four Seasons Investment Co. who being sworn stated that they are the owners of subject property and that this declaration of building and use restrictions was voluntarily signed in their behalf. Before me.



James T. Large
Notary Public for Oregon

My Commission Expires.

August 27-1972