

32291

GEMSTONE ESTATES BUILDING AND USE RESTRICTIONS  
DESCHUTES COUNTY, OREGON

The undersigned, being the sole owner of the following described real property:

GEMSTONE ESTATES, DESCHUTES COUNTY, OREGON

do hereby subject said property, and each division or part thereof, to the following building and use restrictions:

1. There shall be only one single family residence on each parcel of land in Gemstone Estates which shall be constructed to meet the requirements of the Uniform Building Code.
2. No residence shall be constructed of less than 1000 square feet of living area. Detached garage shall be constructed of quality and appearance that will conform to the residence.
3. No structure of a temporary character, basement, tent, shack, garage, barn or other outbuilding shall be used on any parcel at any time as a residence either temporarily or permanently.
4. Every building shall have a wood, tile or textured composition roof.
5. There shall be no swine, horses, cattle, poultry, or goats raised on the property. Only domestic animals such as dogs and cats shall be allowed and in reasonable number.
6. Television antennas shall not exceed five feet over the roof ridge.
7. No building, whether intended for use in whole or in part as a main residential structure, or for use as a garage or other outbuilding, shall be moved upon the premises.
8. Maximum height of buildings shall be twenty five feet above the highest natural point of ground on the lot.
9. Fences over thirty inches in height shall be constructed of masonry or wood.
10. Sewage and waste disposal shall be installed and disposed of in accordance with state and county regulations. All waste materials, paper, trash, and other garbage will be held in containers and not allowed to be windblown or scattered about the premises.
11. Exterior colors shall be limited to natural wood finish or earhtone solid color or semi-transparent stains.
12. Exterior siding material shall be wood, masonry or stucco.
13. The amendment of any or all of these Building and Use restrictions will be by the majority vote of the then owners of the total number of lots.
14. Invalidity of any of these restrictions does not, by implication, invalidate the remaining restrictions.
15. Upon availability of sewer service facilities to Gemstone Estates, any lot may be split to the minimum size as prescribed by the then legal zoning document.

Dated: May 25, 1979

Signed: Donald P. Walker  
DONALD P. WALKER

STATE OF OREGON,  
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 25<sup>TH</sup> day of MAY, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DONALD P. WALKER

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

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed

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STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received by me on

the 01 day of May, A. D. 1979

at 8:00 o'clock A. M. and signed

in Book 277 on Page 279 of

at Deschutes

ROSEMARY PATTERSON

County Clerk

*Rosemary Patterson*

