

FOR

GOLDEN MANTLE

TO THE PUBLIC

DEED RECORDS

1. The undersigned do hereby certify and declare that the following reservations, conditions, covenants and agreements shall supersede the reservations, conditions, covenants and agreements for GOLDEN MANTLE, recorded September 23, 1970, Vol. 172, Page 575 Deed Records and shall become and hereby are made a part of all conveyances of property owned by the undersigned, within the Plat of GOLDEN MANTLE, as the same appears in Plat recorded in Book 10, Page 21 of Plats in Deschutes, County, Oregon, which it shall thereupon apply as fully and with the same effect as if set forth at large therein.
2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed 2 stories in height and a private garage for not more than two cars.
3. No dwelling shall be erected or placed on any residential lot which has an area of less than 10500 square feet or a width of less than 90 feet at the front building set back line: those lots fronting on cul de sacs or curves are accepted.
4. No dwelling or other building shall be erected within 25 feet of the front lot line, or nearer than 14 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yards shall be required for a garage or other permitted accessory building located 30 feet or more from the minimum front building set back line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches which protrude past any setback line shall not be construed as a violation of said setback lines.
5. An easement over and across all land situated within 25 feet of the rear lines of each lot or residential building tract for the installation and maintenance of utilities.
6. No noxious or offensive 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.
7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily, or permanently.
8. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

