POR

GOLDEN MANTER

TO THE PUBLIC

TEXT ENGINEES

- 1. The undersigned do hereby certify and declars that the following renewations, conditions, conditions, conditions, conditions, conditions, conditions, conditions, conditions, conditions, consists and agreements for COLDEN HANTLE, recorded September 24, 1970, Fel. 172, consequences of property and shall become and hereby are made a part of all consequences of property and by the undersigned, within the Plat of COLDEN MANTLE, consequences of property in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plat recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plats recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plats recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears in Plats recorded in Book 10, Page 21 of Plats in Deschates, as the mass appears and page 21 of Plats in Deschates, and the Plats in Deschates and Plats in Des
- 2. No lot shall be used except for residential purposes. No building shall be exacted, altered, placed, or permitted to remain on any lot other than one detached eligia 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 secs or curves are excepted.
- is. Be dwelling or other building shall be erected within 25 feet of thefront lot line, or nearer than is feet to any side street line. No building shall be located mearer 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 riminum front building set back line. No dwelling shall be located on any interior lot mearer than 25 feet to the rear lot line. For the purpose of this covenant, leaves, steps and open purches which protrude past any setback line shall not be construed as a violation of said setback lines.
- 5. An easement over and across all hand situated within 25 feet of the rear lines of each let or residential building truct for the installation and maintenance of utilities.
- 6. We derive or offensive activity shall be carried on upon any lot, aer shall invitaing be come thereon which may be or may become an analyzade or nuisance to the neighborhood.
- 7. To shructure of a temporary character, trailer, because, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily, or permanently.
- 8. We emissis, livestock, or poultry of any kind shall be raised, ored, or kept on any lot, except that does, or a co 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 3. years from the date these covenants are recorded, after much time said oversates shall be automatically there exceeds for successive periods of 10 years unless an instrument signed by a majority of the them commars of the lots has been recorded, agreeing to change said poverants in make or in part.

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10. Enforcement shall be by proceedings at law or in equity against any person or persons violating of attempting to violate any coverant either to restrain violation or to recover damages.

Il. . Invalidation of any one of these covenants by judgment or court order shall in so white affect any of the other provisions which shall remain in full force and

Salelle D. Sperger.
William & Balon The
Geradine & Greenthe

OREGUN)

County of Multnoman

On this day of Cartey and State, personally appeared the within , before me the undersigned, named Donald H. Spergen and Isabelle D. Spergen, husband and wife, and William S. Galantha and Geraldine C. Galantha, husband and wife, who are known to me to be the identical individuals described in and who executed the same freely and voluntarily.

THE TRETITIONS WEEKER, I have hereunto set my hand and affixed my official seal the day and year last above written.

Before me:

- My Commission Explicat:

STATE OF OREGON

County of Deschutes I hereby cardly that the widths independent ment of synthese was received in the fact. the 2 day of Q.S. AD, 10.76 or Tre colors P M and second