

DECLARATION OF CONDITIONS AND RESTRICTIONS
FOR

GOLDEN MANTLE THIRD ADDITION

Vol. 208 PAGE 184

(Being a replat of a portion of Lot 4,
WAYWEST PROPERTIES, Deschutes County, Oregon)

TO THE PUBLIC

DEED RECORDS

1. The undersigned do hereby certify and declare that the following conditions, restrictions, reservations, covenants and agreements shall be made a part of all conveyances of property owned by the undersigned, within the Plat of Golden Mantle Third Addition, being a replat of a portion of Lot 4, Waywest Properties, as recorded in the records of the County Clerk of Deschutes County, Oregon, in Book 14, Page 10, of Plats in Deschutes County, Oregon, which it shall thereunto apply as fully and with the same effect as if set forth at large therein.
2. No lot shall be divided into smaller parcels than recorded on the last filed Plat of Golden Mantle Addition.
3. No dwelling shall be erected or placed on any residential lot which has an area of less than 10,500 square feet or a width of less than 90 feet at the front building set back line. Those lots fronting on call de sacs or curves excepted.
4. No dwelling or other building shall be erected within 25 feet of the front lot line, or nearer than 10 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 20 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 set back line shall not be construed as a violation of said set back lines.
5. Individual sewage disposal systems shall comply with all applicable statutes of the State of Oregon and cases interpreting the same and shall comply with all rules and regulations of the Oregon State Board of Health and the Department of Environmental Quality of the State of Oregon, and shall further comply with all rules and regulations of the Health Department of Deschutes County.
6. No noxious or offensive activities shall be carried on and no other activities requiring the same shall be carried on on any lot or lots in this addition or in the neighborhood.
7. No structure of a temporary character, trailer, basement, tent, shack, barn, garage 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.

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

11. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED:

Ronald H. Spurgeon
Donald H. Spurgeon
Isabelle H. Spurgeon
Isabelle H. Spurgeon
William S. Palantka
William S. Palantka
Rosalind C. Palantka
Rosalind C. Palantka

State of Oregon
County of Multnomah

THIS CERTIFICATE that on this 7th day of July, 1974, before me, undersigned, a Notary Public, in and for the said County and State, personally appeared Ronald H. Spurgeon, Isabelle H. Spurgeon, William S. Palantka, and Rosalind C. Palantka, all of whom are known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year first in title, as aforesaid written.

Wanda J. [Signature]
Notary Signature
Residing at 167 N.E. 148th Ave.
My Commission Expires 9-20-77

301 INDEX

STATE OF OREGON
County of Deschutes
I do hereby certify that the within instrument as attested and proved before me on this 7th day of July AD 1974 at 9:27 o'clock P.M. and recorded in Book 208 on page 185 seconds at Scio
ROSEMARY PATTERSON
County Clerk
By Janice [Signature] Deputy