

BUILDING AND USE RESTRICTIONS
HARRIS ESTATES, PHASE I
DESCHUTES COUNTY, OREGON

DELL F. HARRIS and JESSIE V. HARRIS, husband and wife, are the sole owners and developers of a subdivision entitled "HARRIS ESTATES, PHASE I" located in a portion of the Northwest One-Quarter (NW1/4) of Section 15, Township 14 South, Range 13 East of the Willamette Meridian, Deschutes County, Oregon, Deschutes County Plat No. 452.

To insure the orderly development of the said subdivision, the owners do hereby subject each and every lot in the subdivision and the whole thereof to the following building and use restrictions:

1. No building or other structure shall be constructed for any use other than residential provided, however, that such other incidental buildings as may be used in connection with a residential use will be permitted. A barn may be constructed and maintained for the housing of livestock, provided that the barn not be used for commercial endeavors.
2. Lot owners may own and raise poultry and livestock, provided, that the same are raised for personal and family use and not for commercial exploitation.
3. No lot owner shall conduct or carry on any noxious or offensive activity, nor shall any lot owner conduct any activity constituting a nuisance.
4. No lot owner shall place a trailer, tent, garage, or other structure on the premises for use as a temporary dwelling. Lot owners may store up to two trailers on the premises, provided the same are not used or occupied on the premises.
5. No residence of less than 1,200 square feet of living area shall be constructed, exclusive of garages, porches, and outbuildings, and upon completion the value of any residence constructed on the premises shall be not less than \$50,000.00.
6. During construction of any residence, a construction shack for use by the builder may be temporarily located on the premises. All buildings shall be finished. All buildings shall be constructed of materials which, upon completion, give the appearance of natural materials and shall be finished in such colors as are commonly known as "natural tones or hues".
7. All dwellings shall be constructed on a foundation of solid continuous poured concrete or masonry block.
8. All residences shall have an individual sewerage disposal system or municipal sewer hookup, if available, and the sewerage disposal system shall at all times comply with applicable local, state and federal law.

9. No lot owner shall display for public view a sign of more than five feet, unless the same is used in connection with the advertising of the property for sale or by a builder during construction and sale.

10. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, abandoned vehicles or other waste. All wastes kept on the premises shall be kept in sanitary covered containers and incinerators or other equipment for the storage, burning or disposal of such material shall be kept in a clean and sanitary condition.

11. These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the above described subdivision, and 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 the restrictions herein set forth.

12. These restrictions shall run with the land and shall bind the owner or tenant of any or all lots and all persons claiming by, through or under them until July 9, 1999.

13. Invalidation of any one 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 hereof which shall, in such case, continue to remain in full force and effect.

DATED AND SIGNED this 9th day of July, 1979.

Dell F. Harris
DELL F. HARRIS

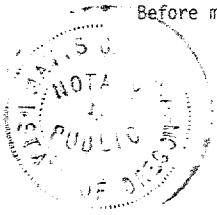
Jessie V. Harris
JESSIE V. HARRIS

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named DELL F. HARRIS and JESSIE V. HARRIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mavis A. Shaw
Notary Public for Oregon
My commission expires: 2-22-80



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STATE OF OREGON
County of Deschutes
I hereby certify that the within instrument of writing was received for Record on the 11 day of July A.D. 19 79 at 10:10 o'clock A.M. and records in Book 302 on Page 731 Record of Deeds
ROSEMARY PATTERSON
County Clerk
By Rhonda Lantz Deputy