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**BUILDING AND USE RESTRICTIONS  
FOR  
HAYDEN ACRES PHASES I,II,III  
REDMOND, OREGON**

HAYDEN ENTERPRISES, INC., a Washington Corporation, hereinafter called "HE", being the owner of the subdivision HAYDEN ACRES PHASES I, II, III, Redmond, Oregon in order to provide for development of said subdivision does hereby present, Hayden Acres, Phases I, II, II, City of Redmond, Deschutes County, Oregon, to the following building and use covenants, conditions and restrictions:

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

All buildings constructed within Hayden Acres must have the building plans approved by the Plan and Site Review Board prior to construction. This also applies to fences, outbuildings, and other improvements.

The Plan and Site Review Board will consist of "HE" (or its assignees), and their approval will be based upon the following general provisions:

1. Rustic exteriors.
  - a. Color must be approved on exteriors of all buildings.
  - b. Conformity to other dwellings.
  - c. All roofs to be composition or equal to with color to be approved by Plan and Site Review Board.
2. All animals, including dogs, must be kept within the confines of the property or on a leash to protect the residents and their animals from any nuisance factors.
3. No dismantling of vehicles is permitted on the property or adjacent thereto.
4. Each property shall be landscaped and maintained in a clean and attractive condition. Lawns are to be watered, mowed and trimmed on a timely basis. No property owner shall litter their property with wood, paper, equipment, metal objects or other objects, (i.e. car or other vehicle parts), thus causing a visual disturbance to the continuity of the neighboring properties.
5. All activities within the subdivision must conform to Deschutes County Zoning Restrictions.
6. Recreational vehicle or motorcycle riding is strictly prohibited other than for ingress or egress to an owner's property.
7. No livestock, (i.e., turkeys, pigs, etc.), are allowed.
8. No outdoor lights, (i.e. bug, blue or otherwise offensive night lights), to be allowed without permission of the Plan and Site Review Board.
9. Plan and Site Review Board may, at its discretion, require any property owner to provide animal tight fencing to prevent nuisance factors to neighboring property owners.
10. All recreational vehicles, (i.e. RV's, boats, motor homes, trailers, commercial vehicles, etc.), must be parked in such a way as not to offend neighboring property owners, (i.e. in outbuildings, carports, etc.). No street parking for any vehicles mentioned above is allowed.
11. Utility buildings must all conform to these restrictions.
12. "HE", or its assignees, is the Plan and Site Review Board, and until otherwise replaced, constitutes final authority in all matters pertaining to Hayden Acres.

RECORDED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON AS AN ACCOMMODATION ONLY, NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY, SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON P.O. BOX 323 REDMOND, OR 97709

- 13. All driveways must be concrete.
- 14. Buildings must be suitable for year round use and must be placed on permanent foundations, consisting of concrete, brick, pumice blocks, or stone masonry. All structures must comply with Deschutes County Building Codes and be constructed on the building site with no move-in residences. Fences and improvements must be constructed in a workmanlike manner and kept in a condition of good repair.
- 15. All land owners must comply with the laws and regulations of the State of Oregon, County of Deschutes, and any codes related to fire protection, etc.
- 16. No more than six (6) months construction time shall elapse for the completion of a permanent dwelling, nor shall a temporary structure be used as living quarters. An exterior latrine shall be allowed only during the construction of a permanent residence.
- 17. No commercial, professional, noxious, or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- 18. The cutting or removal of living trees will only be permitted where necessary for the construction of buildings or thinning for the beautification of the property.
- 19. All garbage, trash, cuttings, refuse, garbage and refuse containers, fuel tanks, clothes lines, and other service facilities shall be screened from view from neighboring properties.

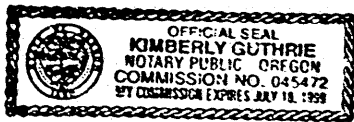
All property owners agree and will comply to all the restrictions of the subdivision, and will comply to the requests of the Plan and Site Review Board without recourse, and promptly to insure the quality of the subdivision.

HAYDEN ENTERPRISES, INC.  
a WASHINGTON CORPORATION.

By [Signature]  
Hayden Watson, President

STATE OF OREGON )  
COUNTY OF DESCHUTES ) ss.

On this 8 day of April, 1997, personally appeared, before me, the above named, Hayden Watson, President, who acknowledged the forgoing instrument to be his voluntary act and deed.



[Signature]  
Notary Public for Oregon  
My Commission expires: 7-18-99

STATE OF OREGON )  
COUNTY OF DESCHUTES ) ss.  
I, MARY SUI PENHOLLOW, COUNTY CLERK AND  
RECORDER OF CONVEYANCES, IN AND FOR SAID  
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT WAS RECORDED THIS DAY:

97 APR 10 PM 2:26

BY [Signature] DEPUTY  
NO 97-12054 III 10.00  
DESCHUTES COUNTY OFFICIAL RECORDS