

BUILDING AND USE RESTRICTIONS

FOR 91-23026 241 - 2974

HAYDEN VILLAGE PHASE II

Redmond, Oregon

1-2-80 221-01

HAYDEN VILLAGE DEVELOPMENT CO., an Oregon partnership, hereinafter called HVDC, being the owner of the subdivision HAYDEN VILLAGE PHASE II, Redmond, Oregon, in order to provide for development of said subdivision does hereby, by these presents, subject Lots 1-26, Block 6; Lots 13-24, Block 5; Lots 1-3, Block 7; and Lot 8, Block 8, all in Hayden Village Phase II, an 8:32 acre subdivision located in a portion of the NW1/4 of the NW1/4 of Section 20, Township 15 South, Range 13 East, Willamette Meridian, City of Redmond, Deschutes County, Oregon, and the whole thereof, to the following building and use covenants, conditions and restrictions:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

All buildings constructed within Hayden Village 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 Hayden Village Development Co., an Oregon partnership, hereinafter called "HVDC" (or its assignees), and their approval will be based upon the following general provisions:

1. Rustic exteriors.
 - a. Color must be approved on all exteriors of buildings.
 - b. Conformity to other dwellings.
 - c. All composition roofs or equal with color to be approved by Plan and Site Review Board.
2. No hunting or target shooting permitting.
3. 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.
4. No dismantling of vehicles is permitted on the property or adjacent thereto.
5. Each property shall be landscaped and maintained in a clean and attractive condition. 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.
6. All activities within the subdivision must conform to Deschutes County Zoning Restrictions.
7. Recreational vehicle or motorcycle riding is strictly prohibited other than for ingress or egress to an owner's property.
8. No livestock (i.e. turkeys, pigs, etc.) are allowed.
9. No outdoor lights (i.e. bug, blue or otherwise offensive night lights) to be allowed without permission of the Plan and Site Review Board.
10. 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.
11. All recreational vehicles (i.e. RV's, boats, motor homes, trailers, 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 RV's is allowed.
12. Utility buildings must all conform to these restrictions.
13. HVDC or its assignees is the Plan and Site Review Board, and until otherwise replaced, constitutes final authority in all matters pertaining to Hayden Village.
14. All driveways must be concrete.
15. Buildings must be suitable for year around 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.

- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. 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 VILLAGE DEVELOPMENT, an Oregon partnership

By Robert T. Maxwell
ROBERT T. MAXWELL, Partner

STATE OF OREGON)

COUNTY OF DESCHUTES)

) ss.

On this 8th day of August, 1991, personally appeared before me the above-named ROBERT T. MAXWELL who acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission Expires: 11/7/94

STATE OF OREGON)
COUNTY OF DESCHUTES) ss.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

91 AUG -9 AM 11:20
MARY SUE PENHOLLOW
COUNTY CLERK