

92-32293

BUILDING AND USE RESTRICTIONS  
FOR

277 - 2423

HAYDEN VILLAGE PHASE IV

Redmond, Oregon

THESE BUILDING & USE RESTRICTIONS SUPERCEDE THOSE PREVIOUSLY RECORDED  
ON SEPTEMBER 14, 1992, IN BOOK 276, PAGE 595, DESCHUTES COUNTY OFFICIAL RECORDS

120049-48  
15-

HAYDEN VILLAGE ENTERPRISES, an Oregon company, hereinafter called  
"HVE," being the owner of the subdivision HAYDEN VILLAGE PHASE IV,  
Redmond, Oregon, in order to provide for development of said subdivision does  
hereby, by presents presents, subject Lots 1-12, Block 9; Lots 1-14, Block 10; Lot  
5, Block 11; and lots 1-4, Block 12; and lots 1-6, Block 13; all in Hayden Village  
Phase IV, 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  
Enterprises, an Oregon partnership, hereinafter called "HVE" (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. 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, moved 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.

Page 1- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

AFTER RECORDED, RETURN TO:  
HAYDEN VILLAGE ENTERPRISES  
1511 SW 33rd Street  
Redmond, OR 97756  
Attn: Bob Watson

RECORDED BY FIRST AMERICAN TITLE CO. OF DESCHUTES  
COUNTY AS AN ACCOMODATION ONLY. NO LIABILITY IS  
ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY,  
SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

FIRST AMERICAN TITLE CO.  
OF DESCHUTES COUNTY  
P. O. BOX 328  
BEND, OREGON 97709

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. HVE or its assignees is the Plan and Site Review Board, and until otherwise replaced, constitutes final authority in all matters pertaining to Hayden Village
13. All driveways must be concrete.
14. 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.
15. All land owners must comply with the laws and regulations of the State or 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 subdiviion, 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 ENTERPRISES, an Oregon partnership

By *Robert H. Watson*  
Robert H. Watson, Managing Partner

STATE OF OREGON )  
COUNTY OF DESCHUTES ) ss.

On this 26th day of September, 1992, personally appeared me the above named Robert H. Watson, Managing Partner/ who acknowledged the foregoing instrument to be his voluntary act and deed.



*Julie A. Watson*  
Notary Public for Oregon  
My Commission expires: 5-1-96

277 - 2425

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:

92 SEP 29 PM 4: 23

MARY SUE PENHOLLOW  
COUNTY CLERK

BY:  DEPUTY

NO. 92-32293 FEE 15  
DESCHUTES COUNTY OFFICIAL RECORDS