

92-34961

ROSS BUILDING SYSTEMS
434 NW KANSAS
BEND, OR 97701

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
HIDDEN MEADOW SUBDIVISION
BEND, OREGON

279 - 2636

The purpose of these restrictions is to insure the orderly development and maintenance of a spacious, single family residential area where liberal yards and open space insure healthful and safe living conditions; to create a quiet neighborhood; and to protect the value, desirability, and attractiveness of Hidden Meadow.

The undersigned, being the president of Ross Building Systems, Incorporated, the corporate owner of the property described above, do hereby subject said property and each division or part thereof to the following building and use restrictions, in order to further the objectives set out in the above statement of purpose:

1. Use: Each lot shall be for residential use only. Homes or portions thereof may be rented by owners. No other obvious commercial activity of any kind shall be conducted in or from the property.
2. Specifications: Not more than one single-family dwelling not to exceed two stories in height; a garage housing not more than three vehicles; and not more than one accessory building incidental to residential use, shall be constructed on any lot. Minimum floor area per dwelling, excluding the garage, shall be 1200 square feet.
3. When not in use or in preparation for use, recreational vehicles, boats, and motor homes shall be parked in storage areas that are visually shielded from the street. No vehicle may be stored on the street.
4. Mobile Homes: Mobile homes of any kind are not permitted for any purpose.
5. Time of Construction: All exterior construction shall be completed within twelve months from start of construction.
6. Landscaping: All front yards shall be landscaped within six (6) months after the exterior of the residence is completed. Grass is not a requirement, so long as adequate shrubs and other plantings produce a pleasing and professional appearing end result.
7. Fences: In order to maintain the open appearance of the front yards, fences must not be closer than five (5) feet from the forward corner of a house or garage.
8. Driveways will be concrete, with a minimum width of fourteen (14) feet.
9. Appearance: Each parcel and its improvements shall be maintained in a clean and attractive manner.
10. Signs: No permanent commercial sign may be displayed to the public view from any parcel.
11. Pets: No animals other than domestic pets (that are not used for commercial purposes) shall be allowed.
12. Term: These restrictions shall run with the land and shall be binding on the owner or tenant of any or all of said land, until 2000 A.D.; and thereafter until such time as a majority of the owners choose to amend these C C & Rs.

- 13. Binding: The foregoing conditions and restrictions shall bind and inure to the benefit of each of the owners or occupants of any portion of Hidden Meadow and each of their legal representatives, heirs, successors, or assigns; and a failure, either by the owners or their legal representatives, heirs, successors, or assigns to enforce any of such conditions or restrictions in no event shall be deemed a waiver of the right to do so thereafter.
- 14. Invalidation: Invalidation of any of the foregoing covenants restrictions, or conditions or any portion thereof by court order, judgment, or decree shall in no way affect the remaining provisions of these C C & Rs.
- 15. Enforcement: These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of Hidden Meadow; 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.

Dated at Bend, Oregon, this 21st day of October 1992.

A. G. Ross *A. G. Ross pres.*

A. G. Ross, President
ROSS BUILDING SYSTEMS, INCORPORATED (Owner of Hidden Meadow)

STATE OF OREGON, County of Deschutes

Personally appeared the above named A. G. Ross and acknowledged the foregoing instrument to be his voluntary act.

Notary Public for Oregon
My commission expires: 4/7/96

Cheryl N. Kerry

STATE OF OREGON)
COUNTY OF DESCHUTES)

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:

1992 OCT 21 PM 12: 21
MARY SUE PENHOLLOW
COUNTY CLERK

BY: J. Moore DEPUTY
NO. 92-34961 FEE 10.00
DESCHUTES COUNTY OFFICIAL RECORDS

