

PROTECTIVE COVENANTS FOR
JUNIPER CREEK & JUNIPER CREEK ADDITION # 1

ADDENDUM # II

Only Double Wide Mobil Homes or larger will be allowed as per Conditional use change # of the City of Bend, Deschutes County, Oregon.

"Only" Double Wide Mobil Homes or larger will be allowed.

All Mobil Homes will have permanent concrete or concrete block foundations with footing as per City Code.

All lots must have at least one wood frame carport or garage and at least one other off-street parking space. Double car garages will be encouraged. No Metal Carports or Porch Roofs will be allowed. All carports must have no less than 32 feet of storage room floor space each. All detached storage buildings, garages, carports, porch roofs, decks and stairways will be of wood construction with siding and color to match the dwelling.

All driveways and parking areas will be asphalt paving or concrete.

All wood stairways and decks will be properly constructed to U.B.C. Standards and pleasing to the eye.

All dwellings and detached structures will have either composition or cedar shingles.

All dwellings and detached structures will have no less than a 2" in 12' pitch roof and overhang.

Placement, exterior color, site plan, tree removal, garages and carports all must be approved by the Architectural Control Committee before placement or construction begins.

Detached storage building will be allowed only if the exterior matches the existing dwelling and the placement is approved by the Architectural Control Committee.

All trash cans and storage of any kind must be screened from view of all neighboring lots and streets.

Foundations must be recessed into the ground whenever possible, and will be determined by the committee.

All exterior colors will be on an earthtone approved by the Architectural Control Committee. (No exceptions will be considered)

All siding of dwellings and detached structures will be of wood Hard-board siding or Hardboard lapped siding by Masonite Corp.

Exceptions for the use of Lapped Metal Siding will only be allowed in the following Colors:

Earthtones approved by the Architectural Control Committee.

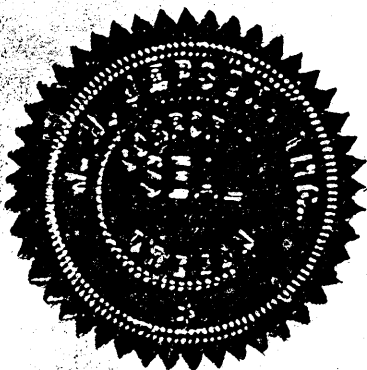
No vertical aluminum on metal siding will be allowed (No Exceptions.)

Skirting will be of Concrete Block, Plaster, Layed up Rock, or Siding to match the Residence continuing to ground level or below. No vertical metal skirting will be allowed, only horizontal metal siding to match the Residence.

These covenants are irrevocable by any buyer or majority of homeowners from this day of Recording forward.

This addendum is a part of and subject to all previous Covenants, Restrictions and Enforcements of the original covenants of Juniper Creek and Juniper Creek Addition # 1 dated 8-15-79 and Addendum # 1 dated 10-11-79.

DATED THIS 12th DAY OF March, 1980



JUNIPER CREEK & JUNIPER CREEK ADDITION # 1
N. H. JEPSON, INC.

By: Nicholas H. Jepson President

By: Richard J. Harrison - Sec./Tres.
Architectural Control Committee

By: Nicholas H. Jepson
Architectural Control Committee

STATE OF OREGON, County of Deschutes

March 12, 1980.

Personally appeared the aboved named

Nicholas H. Jepson

Richard J. Harrison

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me:

Jean Rae Schrick
Notary Public for Oregon

My Commission expires: 2-6-84

STATE OF OREGON, County of Deschutes
March 12, 1980.

Personally appeared Nicholas H. Jepson and Richard J. Harrison, who, each being first duly sworn, did say that the former is the Corporation president and the latter is the Corporation secretary of NH Jepson, Inc.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledge said instrument to be its voluntary act and deed.

Before Me:

Jean Rae Schrick
Notary Public for Oregon
My Commission expires: 2-6-84

24126

No.

STATE OF CRECON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record

on the 12

day of March A.D., 1980

at 1:49 o'clock P. M., and Re-

corded in Book 318

on Pages 224 Record of

..... Needs

Rosemary Patterson
County Clerk.

By Alexis J. Davis Deputy

