

KING'S FOREST BUILDING AND USE RESTRICTIONS  
 DESCHUTES COUNTY, OREGON

The primary purpose of these restrictions are to insure the development and maintenance of a spacious, single-family residential area where liberal use of open space insure healthful and safe living conditions, to create a quiet neighborhood, and to insure sustained and improving residential property values.

The undersigned, being the sole owner of the following described real property:

KING'S FOREST, DESCHUTES COUNTY, OREGON

in order to provide for the objectives set out in the above statement of purpose, do hereby subject said property, and each division or part thereof to the following building and use restrictions:

1. There shall be only one single family residence on each parcel of land in King's Forest.
2. No residence shall be constructed of less than 1,400 square feet of living area, exclusive of garages, porches and out-buildings. Detached garage shall be constructed of quality and appearance that will conform to the residence.
3. No structure of a temporary character, basement, tent, shack, garage, barn or other outbuilding shall be used on any parcel at any time as a residence either temporarily or permanently.
4. Every building shall have a wood roof.
5. All front yards shall be landscaped within six months after exterior is finished with no less than 20% of front yard to be in grass, the rest to be natural, or with bark chips in a professional looking manner.
6. There shall be no swine, horses, cattle, poultry or goats on said premises.
7. All plans to be reviewed by subdivider before construction starts.
8. No building, whether intended for use in whole or in part as a main residential structure, or for use as a garage or other outbuilding, shall be moved upon the premises.
9. In general, all homes will be single story, except on sites which lend themselves to daylight basements. Views from all parcels will be safeguarded to the greatest possible extent. Appropriate use of outdoor decks and patios will be encouraged.

10. All residences, dwellings and other buildings erected shall be placed on a solid continuous poured concrete or masonry block foundation.
11. The use of new materials on all exterior surfaces will be required, used brick will be permissible. It is desired that a majority of the homes have their exteriors made from materials indigenous to the northwest.
12. The use of wood stains in lieu of paints will be encouraged. Bright paint exteriors other than in trim or in accent panels will not be permitted.
13. Each home will be located on each parcel so as to keep as compatible as possible with the natural surroundings and with other houses.
14. Sewage and waste disposal shall be installed and disposed of in accordance with state and county regulations. All waste materials, paper, trash and other garbage will be held in metal containers and not allowed to be windblown or scattered about the premises.
15. No parcel shall be used in whole or in part, for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or which will be obnoxious to the eye, nor shall any substance, thing, or material be kept upon any lot that will emit foul or obnoxious odors, or that will cause noise that will or might disturb the peace, comfort or serenity of occupants of surrounding property. No billboards or advertising signs of any character shall be established, placed, permitted or maintained on any lot or improvement thereon except signs of reasonable size indicating property for rent or for sale. Name and address signs of occupants shall be of a design which is compatible with surrounding area.
16. All driveways to be paved or concrete, and there shall be no excavation on any of these parcels for gravel or cinders. Existing trees may be removed only with the permission of the subdivider.
17. Claude Powell Jr., his heirs and assigns hereby reserve a right of way, with right of entry upon, over, under, along, across and through the said tracts of land for the purpose of erecting, constructing, operating, repairing and maintaining lines for the transmission of electrical energy, and for telephone lines, and/or for laying, repairing, operating and renewing any pipeline or lines for water, gas or sewage, and any

conduits for electric or telephone wires, and reserving to Claude Powell, Jr., his heirs and assigns the sole right to convey the rights hereby reserved.

18. These restrictions may be amended or modified at any time by the affirmative vote of two-thirds of the then owners of the parcels in King's Forest. For this purpose the record owner of each parcel of the land described above shall be entitled to one vote.

Dated at Bend, Oregon this 7th day of July, 1976.

*Claude R. Powell, Jr.*  
\_\_\_\_\_  
Claude R. Powell, Jr.

STATE OF OREGON, County of Deschutes ) ss.

Personally appeared the above named Claude R. Powell, Jr. and acknowledged the foregoing instrument to be his voluntary act.

*Charles R. Mead*  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 6/28/78



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STATE OF OREGON  
County of Deschutes  
I hereby certify that the within instrument of writing was received for record the 7 day of July A.D. 1976 at 2:00 o'clock P.M. and recorded in Book 234 on Page 1 Records  
*Rosemary Patterson*  
ROSEMARY PATTERSON  
County Clerk  
Deputy

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KING'S FOREST BUILDING AND USE RESTRICTIONS, SECOND ADDITION  
DESCHUTES COUNTY, OREGON

The King's forest building and use restrictions as recorded on the 8th day of July 1978 in Volume 234, Page 1 through 4, in Deschutes County Deed of Records are hereby incorporated by reference as the building and use restrictions for King's Forest Second Addition.

Signed this 2nd day of June 1978 at Bend, Deschutes County, Oregon

*Claude R. Powell*  
Claude R. Powell



Personally appeared the above named Claude R. Powell, Jr. and acknowledge the foregoing instrument to be his voluntary act.

*Joyce D. Wain*  
My Commission Expires March 1, 1981

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STATE OF OREGON  
County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 2 day of June 1978 at 4:21 o'clock PM and recorded in Book 275 on Page 95 Records at Bend

ROSEMARY PATTERSON  
County Clerk

*Gary Sabury*  
Deputy

BEND TITLE COMPANY  
1105 N.W. WALL, BEND, OR 97701