

87-13639

KIWA MEADOWS SUBDIVISION
Restrictions, Protective Covenants and Conditions
for Use of Property

1. Lots 1 thru 21, Phase I, lots 1 thru 21 Phase II, shall be used for single family residential purposes only. Lots 22 thru 37 Phase II may be used for Multi-family residences.
2. No buildings or other improvements shall be erected, placed, or altered on any lot until the construction plans and specifications and plans showing the location of the structure have been approved by the owner of the subdivision as to design, materials, and locations with respect to topography and finished grade location.
3. All driveways must be composed of asphalt or concrete.
4. The floor area of each constructed residence shall be no less than 1000 sq. ft., exclusive of covered porches and garages, with a 1 car minimum garage.
5. No animals usually termed "farm animals" or "poultry" shall be kept or allowed to be kept on any lot. No commercial dog raising or cat raising, whether or not such constitutes the operation of a kennel within the meaning of any county or municipal ordinance, shall be conducted on said property. All cats, dogs, or other pets must be kept on leash and not allowed to run free. Kennels or doghouse must be placed behind house and shielded from view of the roads and neighboring lots.
6. All garbage, trash, cuttings, refuse, garbage and refuse containers, fuel tanks, clotheslines and other service facilities shall be screened from view from other neighboring lots. No wood shall be stored in front of houses.
7. Each lot and its improvements shall be maintained in a clean and attractive condition and in good repair.
8. No commercial or large vehicles, including motor homes, extra cars not used regularly, or unsightly equipment will be allowed in front of homes. Such items must be behind home and fenced so they are screened from view of road and are not offensive to the neighbor's view. No vehicles shall be parked alongside the street on a regular basis.
9. All outside colors must be natural earth colors. The use of wood stains in lieu of paints will be encouraged. Bright colors exteriors, other than trim or accent panels will not be permitted unless approved by the subdivision owner.
10. All front yards shall be landscaped and maintained at the time of occupancy of the house, balance of yard to be landscaped within 1 year.
11. All windows must be bronzed aluminum or wooden with surfaces painted to match or contrast with home. All metal surfaces shall be painted to match home, gutters, pipes, vents are included

Bend Title Company

12. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done that will become an annoyance or nuisance to the owners of this property.

13. Any work in constructing any building or structure shall be prosecuted diligently from the commencement thereof and the same shall be completed within a reasonable length of time.

14. No structure of a temporary nature, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot as a residence.

15. Fences shall not exceed 6 feet in height and may not extend in front of the home. Decorative fences, not to exceed two feet in height, may be allowed. Exceptions may only be allowed upon approval of the subdivision owner.

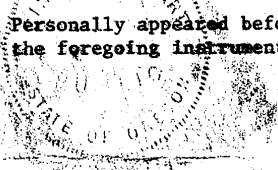
Dated this 25th day of June, 1987.

James L. Eckstein
James L. Eckstein
Edward L. DeWitt
Edward L. DeWitt

Stan Banta
STAN BANTA

STATE OF OREGON)
) ss.
County of Deschutes)

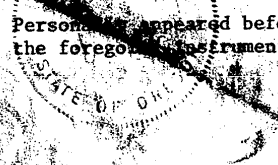
Personally appeared before me this 25th day of June, 1987, Stan Banta, and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires: 12-11-89

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me this 6th day of July, 1987, James L. Eckstein, and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires: 12-11-89

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared before me this 10th day of July, 1987, EDWARD L. DEWITT, and acknowledged the foregoing instrument to be his voluntary act and deed.



Vickie L. Stevenson
NOTARY PUBLIC FOR OREGON
My commission expires: 10-20-90

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:

87 JUL 13 PM 3:34
MARY SUE PENHOLLOW
COUNTY CLERK

BY: *B. Buck* DEPUTY
NO. 87-13639 FEE 13-
DESCHUTES COUNTY OFFICIAL RECORDS