

**BUILDING AND USE RESTRICTIONS
LOS BROS. TOWN 'N COUNTRY SECOND ADDITION
SISTERS, DESCUTES, OREGON**

Being the sole owners of the addition known as Los Bros. Town 'N Country Second Addition to the City of Sisters, Deschutes, Oregon.

In order to provide for the orderly development of the said addition, does hereby and by these presents subject said addition and the whole thereof to the following building and use restrictions for conventional and or Mobile Homes.

The following building and use restrictions apply to both conventional and Mobile Homes:

No conventional home less than eight hundred square feet of living area exclusive of carport shall be permitted. Temporary buildings will not be permitted. All buildings to be painted within six months after being completed.

No Mobile Home less than ten feet (10) wide, exclusive of carport or cabanas shall be used for permanent homes. All Mobile Homes and Cabanas shall be factory built and in good condition, shall be painted and kept in compliance with other Mobile Homes in the tract. Only one (1) dwelling will be permitted on each lot. All Mobile Homes shall have a foundation and skirting, built of brick, pumace blocks, concrete, fiber glass or metal. Skirting shall be installed within ninety (90) days after occupying property. All appliances shall be enclosed in home or out-buildings.

All outbuildings shall be constructed according to Sisters building code, completed, painted and conform with other buildings in the tract within six (6) months from date of building permit.

Owners may allow visitors to park Travel Trailers. Travel Trailers may be used for sleeping only while visiting, not to exceed thirty (30) days. Permanent occupancy may be determined by the City Council.

No commercial business of any kind may be maintained on the property that might create a nuisance of any nature.

The dumping of refuse in designated places only. No animals will be permitted to be kept upon the property except house pets. No excessive noise from enclosed pets shall be permitted.

No signs of any kind shall be displayed to the public view larger than a twelve inch by twenty four inch (12" x 24").

**BEND ABSTRACT COMPANY
1050 BOND STREET
BEND, OREGON**

All utilities must be under ground. Underground easements to be reserved for installation of utilities at convenient locations for dwelling or other permanent buildings.

These restrictions may be amended at any time by the owners or the majority vote or rule by the property owners.

The above restrictions have been placed on the properties for the benefit and protection of all owners. It is hereby intended that all such persons or owners shall have the right by due process of the law or in equity as may be appropriate to enforce the restrictions herein set forth, and any suit or action or on an appeal thereof, the prevailing party shall recover in addition to court cost, a reasonable attorney's fee to be set by the court.

The restrictions run with the lots and shall be binding with the owners of the said lots through and under them until Sept. 1, 1980, at which time said restrictions shall be automatically extended for periods of ten (10) years unless by vote of majority of the owners, which may change said agreements in whole or in part.

Invalidation of any one of these agreements, restrictions or conditions or any portion thereof by court order, judgment or decree shall not affect any of the other remaining provisions which shall in such case continue to remain in full force and effect. The changing or altering of any of these restrictions must be approved by the city council.

IN WITNESS WHEREOF, Roy F. Lee and Sidna Lee, husband and wife, and Calvert R. Lee and Edna M. Lee, husband and wife and Christian J. Scherer and Geneva Scherer, husband and wife, have caused these presents to be signed this the _____

/s/ Roy F. Lee
/s/ Sidna Lee

/s/ Calvert R. Lee
/s/ Edna M. Lee

/s/ Christian J. Scherer
/s/ Geneva Scherer

Roy F. Lee
Sidna Lee

Calvert R. Lee
Edna M. Lee

Christian J. Scherer
Geneva Scherer

STATE OF OREGON, County of Deschutes) ss _____ 15th May 1970
personally appeared the above named
and acknowledged the foregoing instrument to be their voluntary act.

Approved by _____
City of Sisters Council

Date 4/13/1970

6949 Before me: Jean F. Marshall
Notary Public for Oregon
My commission expires Apr 3/1971

STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 13th day of May A.D. 1970 at 2:28 o'clock P.M. and recorded in Book 170 on Page 97 Records of Sisters
By Jean F. Marshall Notary Public