

1785

178

BUILDING AND USE RESTRICTIONS FOR LOS PINOS SUBDIVISION, DESCHUTES COUNTY, OREGON

Paul V. Goulding and Irene S. Goulding, husband and wife, who have platted and filed the subdivision known as Los Pinos in Deschutes County, Oregon, do hereby subject this subdivision to the following restrictions:

1. Each lot shall be used for residential and/or recreational purposes only, with only one dwelling to be constructed on each lot; thus, no commercial enterprises shall be allowed on the lots except with the written consent of all the residents, provided it does not violate Restriction #2. NOTE: This restriction applies to vacationers also.
2. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. Lots shall not be used as dumps for trash or any scrap material or refuse.
4. No animals, livestock, or poultry shall be raised, bred, or kept on any lot. Exception: Dogs, cats, or the usual type of household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose.
5. There shall be no wasting of trees; that is, there shall be no unnecessary cutting of trees except what is needed to clear a cabin, home, or trailer site or any other building or structure erected on the lot.
6. All sewage disposal systems and water wells or any other type of water supply system shall be installed according to standards and regulations of Oregon State and County Health Departments.
7. All residences, dwellings and other buildings erected shall be placed on a solid poured concrete or pumice foundation.
8. No residences shall be constructed with less than 500 sq. ft. of living area, exclusive of garages, porches, and outbuildings.
9. All buildings erected on any portion of the above subdivision shall be painted or process painted within ten months of the date said buildings are completed.
10. These restrictions shall be for the protection and benefit of each of the owners or occupants of any portion of Los Pinos Subdivision, and it is intended hereby that any 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.
11. These restrictions shall run with the Los Pinos lots and shall be binding on the owner or tenant of any and all of these lots.
12. Invalidation of any one of these foregoing restrictions, or any portion thereof by court order, judgment or decree, shall in no way affect any of the remaining provisions hereof which shall, in such case, continue to remain in full force and effect.

IN WITNESS WHEREOF, we, the undersigned, have affixed our signatures and seals this 10th day of August, 1974.

Paul V. Goulding
Paul V. Goulding

Irene S. Goulding
Irene S. Goulding

Notary Public for Oregon
My Comm. Expires June 22, 1974

THE STATE OF OREGON, COUNTY OF DESCHUTES, ss. I, the undersigned, County Clerk, do hereby certify that the within instrument of writing was received for record on the 10th day of August, A.D. 1971, at 4:00 o'clock P.M., and recorded in Book 177, on Page 32. Record of Deschutes County, Oregon.

By Mary Ann Lindell, Deputy

No. 1708
 STATE OF OREGON
 County of Deschutes
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 By Mary Ann Lindell, Deputy

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