

9160

ORION ESTATES SUBDIVISION

Restrictions, Protective Covenants and

Conditions for use of property

ADDENDUM TO RESTRICTIONS FOR DESERT WOODS - 22369

1. Each lot shall be used for single family residential purposes only.
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 developers of the subdivision as to design, materials, and location with respect to topography and finished grade location. Approval of outbuildings will be based on location, as well as whether the outbuilding or addition is designed in keeping with the house (i.e., same type and color of siding, wood doors, same type of windows, same roofing, etc.).
3. All driveways must be composed of asphalt or concrete.
4. The floor area of the constructed residence shall be not less than 1200 square feet, exclusive of covered porches and garages. Double garages are required, with wood raised-panel garage doors (no pressed board) unless approved by developer. All exterior doors must be wooden, excluding sliding glass patio doors.
5. Setback lines shall be not less than 25 feet from front property line and 10 feet from side or back lot lines to any structure on the lot. Corner lots shall observe the 25-foot setback from both property lines that border streets, unless approved by developer.
6. The cutting and removal of living trees will only be permitted where necessary for the construction of buildings or thinning for the beautification of the property. Any diseased tree, such as beetle-infested trees, must be removed and properly disposed of so as not to endanger other trees in the area.
7. No swine, horses, cows, turkeys, geese, chickens, ducks, pigeons, goats, rabbits, hares, or other 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, and other pets must be kept on leash and not allowed to run free. Kennels or doghouses must be placed behind house and shielded from view of the roads.
8. All garbage, trash, cuttings, refuse, garbage and refuse containers, fuel tanks, clotheslines and other service facilities shall be screened from view from neighboring lots. No wood piles in front of houses.

ORION ESTATES SUBDIVISIONS

Restrictions, Protective Covenants, and
Conditions for use of property, Continued

9. Each lot and its improvements shall be maintained in a clean and attractive condition and in good repair.
10. No commercial or large vehicles such as delivery trucks, heavy equipment, recreational vehicles (including motor homes), trailers, extra cars not driven regularly, or unsightly materials or equipment will be allowed in front of house. Such things must be behind house or fenced in beside house so that they are screened from view of the road and are not offensive to the neighbors' views. No vehicles shall be parked in or alongside street on a regular basis.
11. All homes and other buildings shall be roofed with wooden shakes or wooden shingles. Tile roofs may be approved by developers if appropriate for style and design of house.
12. All outside colors must be natural earth colors. 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. All front yards shall be landscaped and maintained within six months from the time of occupancy of the house; balance of yard to be landscaped within one year.
14. All windows must be bronzed aluminum or wooden (no mill finish aluminum windows allowed).
15. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done which shall or may become an annoyance or nuisance to the owners of other property.
16. Any work in construction or erecting any building or other structure or improvement shall be prosecuted diligently from the commencement thereof and the same shall be completed within a reasonable length of time.
17. No structure of a temporary character, trailer, casement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
18. Fences shall not exceed five feet in height and may not extend in front of house. Decorative fences, not to exceed two feet in height, may be allowed in front of house on the approval of the developer. No fences or trees shall be placed beyond the front (if corner lot, front and side) property lines in the road right of way. Exceptions only at the approval of the developer.

Orion Reid
Developer

Dated

9/20/80

ORION ESTATES SUBDIVISION
 Restrictions, Protective Covenants, and
 Conditions for use of property, Continued

We, the undersigned, property owners in the proposed subdivision of Orion Estates, hereby agree to adopt the above restrictions for said subdivision.

<u>Frank Bartlett</u> Frank Bartlett	<u>James C. Koppert</u> James Koppert
<u>Janosa Bartlett</u> Janosa Bartlett	<u>Elizabeth Kolenberg</u> Elizabeth Kolenberg
<u>Mary-Clare Brucker</u> Mary-Clare Brucker	<u>Alice Legg</u> Alice Legg
<u>Karen Sue Cooke</u> Karen Cooke	<u>Galen Legg</u> Galen Legg
<u>Robert A. Cooke</u> Robert Cooke	<u>Laurence J. Lohman</u> Laurence Lohman
<u>Michael Day</u> Michael Day	<u>Marlene Lohman</u> Marlene Lohman
<u>Rosemary Day</u> Rosemary Day	<u>Marlene Lux</u> Marlene Lux
<u>Gordon DeBoy</u> Gordon DeBoy	<u>John Mark</u> John Mark
<u>Dilma K. DeBoy</u> Dilma DeBoy	<u>Carol Mark</u> Carol Mark
<u>Conda S. Gordon</u> Conda Gordon	<u>Richard Mark</u> Richard Mark
<u>Michael Gordon</u> Michael Gordon	<u>James J. McIntire</u> James McIntire
<u>W. Norman Gordon</u> W. Norman Gordon	<u>Kathy A. McIntire</u> Kathy McIntire
<u>Willie Ann Gordon</u> Willie Ann Gordon	<u>Larry D. Womser</u> Larry Womser
<u>Joyle Grimes</u> Joyle Grimes	<u>Marguerite Womser</u> Marguerite Womser
<u>David E. Grimes</u> David Grimes	<u>Fitz Morrison (M.M.)</u> Fitz Morrison

ORION ESTATES SUBDIVISIONS
 Restrictions, Protective Covenants, and
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<u>Mystice Morrison</u> Mystice Morrison	<u>Orion Reid</u> Orion Reid
<u>Robert B. Righouse</u> Robert B. Righouse	<u>Arthur L. Smith</u> Arthur Smith
<u>Jon Olson</u> Jon Olson	<u>Darlene Smith</u> Darlene Smith
<u>Eunice Olsonowski</u> Eunice Olsonowski	<u>Deborah Smith</u> Deborah Smith
<u>William S. Olsonowski</u> William Olsonowski	<u>Mark Smith</u> Mark Smith
<u>Joanne Paxton</u> Joanne Paxton	<u>Carol Stencel</u> Carol Stencel
<u>Neil Paxton</u> Neil Paxton	<u>Harold Stencel</u> Harold Stencel
<u>Shirley Perignon</u> Shirley Perignon	<u>Paula Taylor</u> Paula Taylor
<u>Stephan Perignon</u> Stephan Perignon	<u>Bonnie Van Orsdol</u> Bonnie Van Orsdol
<u>Carol Perignon</u> Carol Perignon	<u>Betty Thompson</u> Betty Thompson
<u>Gary Perignon</u> Gary Perignon	<u>Tom Thompson</u> Tom Thompson
<u>Darrell Probst</u> Darrell Probst	<u>Gayle Brown</u> Gayle Brown
<u>Jacith Probst</u> Jacith Probst	<u>Linda Brown</u> Linda Brown
<u>Elnora Reid</u> Elnora Reid	

ACKNOWLEDGEMENT:

On this 20th day of September, 1980, before me appeared the above named persons, all of whom are well known, and being duly sworn, depose that they executed the above agreement in Restrictions for Orion Estates and acknowledged to me and they did also the same of their own free and voluntary act.



Don H. Dutton
 Notary Public for the State of Oregon
 My Commission Expires 5-25-82