

Paladin Ranch Estates  
Block Two & Block Three

DECLARATION OF CONDITIONS AND RESTRICTIONS

The undersigned, being the record owners and parties in interest of all of the following described real property located in the County of Deschutes, State of Oregon:

excluding Lots # 17 through 21  
Block Two, Lots #1 through #31/ and in Block Three,  
Lots #1 through Lot #6 and Lots #19 through Lot #27 of  
The Paladin Ranch Estates Subdivision,

do hereby make the following Declaration of Conditions and Restrictions covering the above described property, specifying that this Declaration shall constitute covenants to run with all of the land and shall be binding on all persons claiming under them and that these conditions and restrictions shall be for the benefit of and limitations upon all future owners of said real property.

Paladin Ranch Estates shall appoint a Design Committee composed of not less than three members who will have complete jurisdiction as to the approval or rejection of any plans for any residence or any outbuilding.

1. All lot owners must submit to the Design Committee for their approval or rejection of any plans for any residence or any outbuilding prior to being built or constructed.

2. No lot shall be used except for residential purposes.
3. Lots # 1 through 16 and Lots # 22 through 31 of Block Two and Lots #1 through 6 and Lots # 19 through 27 of Block Three.
4. Only single family residences may be erected on any given lot plus, of course, authorized outbuildings.
5. No dwelling of less than 500 square feet in area shall be permitted on any lot, excluding attached garage and porches.
6. No building shall be higher than 30 feet from grade level.
7. Setback line shall be a minimum of 100 feet back from the front line and the back lot line, approximately 20 feet. Setback from the side lot lines shall be 20 feet.
8. All exteriors shall be constructed of lumber and/or stone.
9. Exterior of all buildings must be finished within one year from the beginning date of construction.
10. Temporary use of trailer by guests of the owners of a lot is limited to 90 days or less.
11. Mobile homes, campers and trailers are not allowed as permanent residences.
12. Dogs, cats, horses and cattle are welcome provided they are not kept and bred or maintained for commercial purposes. Mules, goats, swine, poultry, ect., are not permissible.
13. Sewage disposal system shall be designed, located and constructed in accordance with requirements, standards, and recommend-

ations of all controlling public health authorities and written approval of such system shall be obtained from such authorities.

14. Plans for any fences shall be submitted to Design Committee for consideration.

15. Lots shall be maintained in a good and clean condition and free of hazards to adjacent property and occupants.

16. No lot shall be used or maintained as a dumping ground for rubbish, old cars or equipment. Trash, rubbish, or other waste shall be kept in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept clean and in a sanitary condition.

17. Covenants are to run with the land and shall be binding on all persons claiming under them for a period of ten years from the date the last lot is sold by contract or deed absolute, after which time these covenants shall be automatically extended for successive periods of ten years unless an instrument signed by the then majority owners of the lots has been recorded, agreeing to change these covenants in whole or in part.

\_\_\_\_\_  
Date

\_\_\_\_\_  
\_\_\_\_\_  
Purchasers

OWNERS:

Newel P. Baker (SEAL)

Parley J. Baker (SEAL)

James J. Hoggan (SEAL)

STATE OF OREGON )

County of Deschutes )

Personally appeared Newel P. Baker, Parley J. Baker, and James J. Hoggan who being first duly sworn did say that they are the owners of the above stated Lots of the Paladin Ranch Estates.



Before me:

Roger Skeen  
Notary Public for Oregon

My Commission Expires: 8/27/74

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record

the 29 day of June AD 1972

at 240 o'clock P. M. and recorded

to Book 186 Page 75 Records

at Waco

ROSEMARY PATTERSON

County Clerk

By Lucille Kuchell Deputy



OWNERS:

Newel P. Baker (SEAL)

Parley J. Baker (SEAL)

James J. Hoggan (SEAL)

STATE OF OREGON )

County of Deschutes )

Personally appeared Newel P. Baker, Parley J. Baker, and James J. Hoggan who being first duly sworn did say that they are the owners of the above stated Lots of the Paladin Ranch Estates.



Before me:

Roger Skene

Notary Public for Oregon

My Commission Expires: 12/31/74

5153

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record

the 29 day of June A.D. 1972

at 242 o'clock P. M. and recorded

in Book 186 Page 75 Pursuant

to Article

ROSEMARY PATTERSON

County Clerk

By James J. Hoggan Deputy

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