

BUILDING AND USE RESTRICTIONS  
 PANORAMIC VIEW ESTATES  
 DESCHUTES COUNTY, OREGON

Known to all men by these presents: That the undersigned Panoramic View Estates is the owner of Panoramic View Estates located in Section 36, T. 14S, R. 10 EMM and Section 31 T. 14 S, R 11 EMM, Deschutes County, Oregon, and the following Building and Use Restrictions shall apply to all blocks in this subdivision and shall be subject to the following covenants, conditions and restrictions unless changed by a vote of a simple majority of Lot owners:

- (1) All buildings and fences must be constructed in a workman-like manner of attractive, properly finished materials that harmonize with the surroundings. Fences shall not exceed 60 inches in height.
- (2) Sewage disposal systems, septic tanks and domestic water wells shall be in accordance to specifications set out by governing agencies, namely the Oregon State Board of Health, Deschutes County Sanitation and Water Master.
- (3) Garbage disposal
  - a. Garbage shall be stored in an insect and rodent proof container.
  - b. Garbage shall be hauled at least once a week to an approved area.
  - c. Under no conditions will dumping of any refuse in any streams or on the adjoining Federal Lands be permitted. The grounds and buildings shall be maintained in a neat and orderly manner.
- (4) No structure of a temporary character, basement, shack, garage, barn or out-buildings shall be used on any lot at any time as a residence either temporarily or permanently. This is not intended to prohibit temporary structures or structures used for seasonal recreational purposes.
- (5) A time limit is hereby imposed on the length required for construction of the residence structure. A period of time not to exceed twenty four (24) months is allowed to complete the residence or dwelling. The period of time is from the start of construction to completion of same.
- (6) No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.
- (7) These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the subdivision. It is intended hereby that any such person shall have the right to prosecute such proceeding at law or in equity as may be appropriate to enforce restrictions herein set forth.
- (8) Invalidation of any of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgment or decree shall in no way effect any of the other remaining provisions thereof which shall in such case continue to remain in full force and effect.
- (9) The foregoing covenants, restrictions or conditions are to be in effect until January 1, 1973 and are automatically extended for successive periods of five (5) years unless the owners of a majority of the parcels agree in writing at least four (4) months before the expiration date thereof to change them.
- (10) Nothing herein shall be interpreted to prevent lot owner from using his lot for seasonal-recreational use.

State of Oregon  
 County of Deschutes

Subscribed and sworn to before me this 3rd day of April, 1969.

*Ronald A. Swanson*  
 My Commission Expires 12-29-72

PANORAMIC VIEW ESTATES  
 by *William R. Mayfield*  
*Dorothy Mayfield*  
*Shirley Sells*  
*Sarah Cross*

SEND ABSTRACT COMPANY  
 100 BOND STREET  
 BEND, OREGON