

PROTECTIVE COVENANTS FOR THE PARKWAY ADDITION
CITY OF RICHMOND
DESCHUTES COUNTY, OREGON

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Hunters Diversified Properties, Inc., an Oregon corporation who is the owner of Parkway Addition does hereby declare that the said property and the whole thereof shall be subject to the following covenants, conditions and restrictions, which shall run with the land and be for the benefit thereof to-wit:

1. LAND USE AND BUILDING TYPE

All lots shall be used for one detached single family dwelling not to exceed two stories in height and a private garage for not more than three cars. The dwelling shall contain not less than 1,500 square feet of area or a construction cost of not less than \$22,500.00 EXCEPT Blocks 3 and 4 - C-II, COMMERCIAL BUSINESS DISTRICT and lots 1 thru 6, inclusive, Block 1-C-II, Commercial Business Dist. to be used for multiple family dwellings.

2. DILIGENCE IN CONSTRUCTION REQUIRED

Any work in construction and erecting any building or any other structure shall be prosecuted diligently from commencement thereof and the same shall be completed within a reasonable time in accordance with the requirements contained.

3. NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

4. TEMPORARY STRUCTURES

No structure of any temporary character, trailer, basement, tent, shack, garage, barn, or any other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

5. TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

6. ENFORCEMENT

Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force & effect.

HUNTERS DIVERSIFIED PROPERTIES, INC.

W. T. Hene President

R. H. Morgan Secretary

State of Oregon
County of Deschutes

The above two persons personally appeared before me and signed this covenant of this 2nd day of December, 1968.

Lee M. Arnold Notary Public of Oregon
My commission expires October 27, 1969

