

Miss

3155

Vol 178 pg 941

AMENDED
PROTECTIVE COVENANTS FOR THE PARKWAY ADDITION
CITY OF REDMOND
DESCHUTES COUNTY, OREGON.

KNOWN 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 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 1200 square feet of area or a construction costs of not less than \$18,000.00 on Lots One (1) thru Seven (7), Block One (1) and Lots One (1) thru Four (4), Block Five (5); and not less than \$20,000.00 construction cost on Lots Eight (8) thru Fourteen (14) Block One (1). EXCEPT Blocks Three (3) and Four (4) - C-11 COMMERCIAL BUSINESS DISTRICT and Lots One (1) thru Seven (7) Block One (1) to be used for duplex dwellings of not more than two (2) units each.

2. DILIGENCE IN CONSTRUCTION REQUIRED

Any work in construction and erection of any building shall be prosecuted diligently from commencement and the same shall be completed within a reasonable time.

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

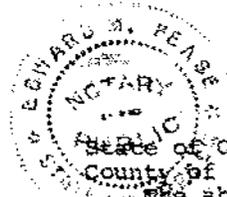
No structure of any temporary character, trailer, basement, tent, barn, shack, garage, or any other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

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 amended 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 and effect.



HUNTERS DIVERSIFIED PROPERTIES, INC

[Signature] Pres.

[Signature] Sec'y.

The above two persons personally appeared before me and signed this covenant on this 14 day of September, 1971.

My Commission expires 10-23-71

[Signature]
Notary Public.

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STATE OF OREGON
County of Douglas

I hereby certify that the within instrument of title was received for Record the 14th day of April A.D. 1971 at 4:30 clock P.M. and recorded in Book 178 on Page 94 Records of Douglas

ROSEMARY PATTERSON
County Clerk

By Rosemary Patterson

