

BUILDING AND USE RESTRICTIONS
Part of NORTHWEST QUARTER
Section 21, T. 17 S., R. 12 E.W.M.
DESCHUTES COUNTY, OREGON

I. J. Rexford Kettlewell, owner of the following described land, propose to subdivide this land in tracts of approximately 5 acres;

That portion of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Seventeen (17) South, Range Twelve (12) E. W. M., Deschutes County, Oregon, lying Easterly of the Railroad right-of-way and Northerly of the Kotsman Lateral;

in order to provide for the orderly development of said subdivision, do hereby and by these presents subject said subdivision, and the whole thereof, to the following Building and Use Restrictions:

1. No building, or other structure of any kind whatsoever shall be constructed on said property for use for any other purpose than a residence together with such other incidental buildings as may be and are ordinarily used in connection with a residence. A private stable or barn may be maintained to maintain only horses or cattle for personal use.
2. No building shall be erected on any tract, any portion of which shall be nearer than twenty-five (25) feet from any boundary.
3. No noxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
4. No trailer, basement, tent, shack, garage or other outbuilding constructed or placed upon any portion of said tract shall at any time be used as a temporary or permanent residence except that a mobile home may be used for a period up to six (6) months.
5. No residence shall be constructed of less than 800 square feet living area, exclusive of garages, porches and outbuilding. The value of said residence shall not be less than \$10,000.00 including attached garage and porches. Detached garage or stable shall be constructed of quality and appearance that will conform to the residence. No tract shall be subdivided into more than 3 parcels and no parcel shall be less than 1 acre.
6. All building which may be placed or constructed on any portion of the above described tract excepting the portions or whole thereof constructed of brick or stone shall be painted or process painted as to exterior within six months of the date said buildings are completed.
7. All residences, dwellings and other buildings erected shall be placed on a solid continuous poured concrete or masonry block foundation.
8. All dwellings shall have an individual sewage disposal system or city sewer installed in compliance with the requirements of the State Sanitary Authority or Health Authority having jurisdiction.

