

BUILDING AND USE RESTRICTIONS
RANCH WAY ACRES
DESCHUTES COUNTY, OREGON

H. G. K. Inc., an Oregon Corporation, being the sole owner of the subdivision known as Ranch Way Acres, Deschutes County, Oregon, in order to provide for the orderly development of said subdivision, does 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 horses or cattle for personal use.
2. No swine or poultry shall be kept or maintained on premises.
3. No building shall be erected on any residential lot, any portion of which shall be nearer than twenty-five (25) feet to the front lot line, nor nearer than fifteen (15) feet to any side street line, nor nearer than ten (10) feet to any side lot line, nor nearer than ten feet to any rear lot line. For the purposes of these restrictions, eaves, steps and porches shall be considered as part of a building.
4. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
5. 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.
6. No residence shall be constructed of less than 900 square feet living area, exclusive of garages, porches and outbuildings. The value of said residence shall not be less than \$12,000 including attached garage and porches. No more than two (2) dwellings on any lot, nor any dwelling be constructed on a fraction of a lot under an area of 22,500 square feet.
7. No structure of any kind shall be moved onto any lot excepting a small structure for use by a builder as his construction shack during the construction period.
8. All buildings 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.
9. All residences, dwellings and other buildings erected shall be placed on a solid continuous poured concrete or masonry block foundation.
10. 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.

11. No temporary dwelling shall be constructed.
12. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
13. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers at all times. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
14. These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the above described subdivision, and 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 the restrictions herein set forth.
15. Reserving to Seller and the future owners of all Lots of Ranch Way Acres an easement to maintain all existing irrigation ditches for the benefit of all Lots of Ranch Way Acres.
16. The owner of each lot, or part of a lot, shall at all times maintain the irrigation ditches across his property to insure delivery of water to all lots past his property served by that ditch.
17. These restrictions shall run with the land and shall be binding on the owner or tenant of any or all of said land and all persons claiming by, through or under them until July 1, 1983, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreeable to change said covenants in whole or in part, except restrictions 15 and 16 shall be perpetual.
18. Invalidation of any one of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgment of decree shall in no way affect any of the other remaining provisions hereof which shall, in such case, continue to remain in full force and effect.

IN WITNESS WHEREOF, H. G. K. Inc., pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and Secretary and its corporate seal to be affixed this 26 day of October, 1963.

H. G. K., INC.

By [Signature]
President

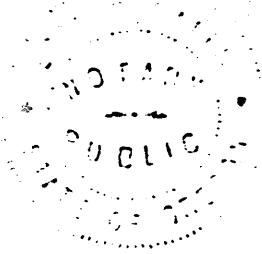
By [Signature]
Secretary

STATE OF OREGON)
) ss.
County of Deschutes)

On this 5th day of October, 1963, before me appeared LLOYD J. HUDSPETH and E. J. KELSAY both to me personally known, who being duly sworn, did say that he the said Lloyd J. Hudspeth is the President, and he the said E. J. Kelsay is the Secretary of H. G. K., INC., the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Lloyd J. Hudspeth and E. J. Kelsay acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon
My Commission expires: Feb-5-1966



STATE OF OREGON
County of Deschutes
I hereby certify that the foregoing instrument was duly acknowledged before me on the 9th day of October 1963 at 3 22 P.M.
and recorded in book 136
on page 575
[Signature]
Notary Public