

2857

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BUILDING AND USE RESTRICTIONS
RIVER FOREST LAND DEVELOPMENT COMPANY
DESCHUTES COUNTY, OREGON

KNOWN TO ALL MEN BY THESE PRESENTS: THAT the undersigned, RIVER FOREST LAND DEVELOPMENT COMPANY, an Oregon corporation, is the owner of RIVER FOREST ACRES, First Addition; The following Building and Use Restrictions shall apply to said Addition.

These covenants and restrictions or conditions are to remain in effect for a period of five (5) years and shall automatically extend unless the owners of all parcels in the subdivision by a vote of the majority, agree to change the initial five year period.

- (1). Each of the lots in this subdivision shall be used for residential purposes only, nor shall more than one detached single family dwelling exceed two (2) stories in height and not more than one double garage or carport and two (2) accessory buildings, such as work shops or stables, be constructed or placed upon one of said lots.
- (2). The floor area of residences shall be of not less than 900 square feet on the river frontage lots. Lots other than river frontage lots shall have a floor area of not less than five hundred (500) sq. ft., exclusive of one story porches and garages.
- (3). Buildings must be suitable for year around use and must be placed on permanent continuous foundations, consisting of concrete, brick, pumice blocks or stone masonry. Pitch of the roof and size and spacing and ceiling joists must be adequate to withstand heavy snow packs.
- (4). Setback line shall be at least fifteen (15) feet back from all lot lines to any structure upon the lot with the exception of a fence, not to exceed sixty (60) inches in height. Fences must be constructed of properly finished material and shall harmonize with the surroundings; barbed wire fences shall be allowed on back lot lines facing the street. Fences constructed to river banks must have a gate or stile installed to give access to all property owners to traverse the bank of the river.
- (5). All dwelling owners must comply with the laws of the State of Oregon, County of Deschutes, as to fire protection, building construction, sanitation and Public Health and any Deschutes County Health and Sanitation requirements supplemental hereto.
- (6). No Campers or Travel Trailers shall be allowed for permanent residence.
- (7). Sewage disposal systems, septic tanks and domestic water wells shall be constructed to specifications set out by governing agencies, namely the Oregon State Board of Health, Deschutes County Sanitarian and Water Master.

- (8). No more than 18 months time shall elapse for the completion of a permanent dwelling, nor shall a temporary structure be used as living quarters except during the construction of a permanent dwelling. An exterior latrine shall be allowed only during the construction of a permanent residence.
- (9). No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other refuse, - such waste shall be kept in sanitary containers at all times. Approved incinerators must be used in an area sufficiently cleared to prevent the possibility of fire starting on the property.
- (10). No commercial or professional or noxious or offensive trade or 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.
- (11). The cutting or removal of living trees will be permitted where necessary for the construction of buildings or thinning for the beautification of the property.
- (12). No animals other than domestic household pets or a horse, shall be kept on any part of said property.
- (13). These restrictions shall be deemed to be for the protection 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.
- (14). Invalidation of any of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgment or decrees shall in no way effect any of the other remaining provisions thereof which shall in such a case continue to remain in full force and effect.

DATED this 30th day of September, 1966.

RIVER FOREST LAND DEVELOPMENT COMPANY,
An Oregon Corporation.

By: *Reginald Banyard*
R. M. BANYARD President.

By: *Glenn H. Payne*
GLENN H. PAYNE Secretary
& Treasurer.

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STATE OF OREGON)
) ss.
County of Deschutes)

BE IT REMEMBERED that on this 20th day of October, 1966, before me, a Notary Public in and for the aforesaid County and State, appeared Reginald Banyard and Glenn H. Payne, known to me to be the identical individuals described in and who executed the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the 20th day and year last above written.

Norman J. Fisher
Notary Public for Oregon
My Commission Expires October 11, 1969

