

BUILDING AND USE RESTRICTIONS
DESCHUTES RIVER RECREATION HOMESITES INC.
DESCHUTES COUNTY OREGON

VOL 129 PAGE 129

Know all men by these present: That the undersigned, DESCHUTES RIVER RECREATION HOMESITES INC, An Oregon corporation, is the owner of DESCHUTES RIVER RECREATION HOMESITES, As Platted and Recorded in Plat Book _____, page _____, Deschutes County, Oregon, plat records, and does hereby declare that said property, and the whole thereof, shall be subject of the following covenants conditions and restrictions unless changed by a majority vote of the directors of the above named corporation.

(1) No lot shall be used except for residential purposes, unless such useage is designated for other purposes by the above board of directors of the Corporation. On the residential lots, no building shall be erected, altered, placed or permitted to remain other than one single-family dwelling, not to exceed one story in height and a private garage for not more than two cars.

(2) The floor area of residence on the river frontage lots shall have a minimum floor area of not less than 1000 square feet, exclusive of one-story open porches and garages and have at least 2 doors as a means of access. Lots other than river frontage lots shall have floor area of not less than 500 square feet, exclusive of one story open porches and garages.

(3) Buildings must be suitable for year around use and must be placed on permanent continous foundations consisting of concrete, brick, pumice blocks or stone masonry. Pitch of the roof and the size and spacing of rafters and ceiling joists must be adequate to withstand heavy snow packs. Chimneys must be constructed from ground level and shall consist of pumice or concrete blocks, bricks, stone masonry or comparable fire-resistant materials.

(4) All buildings and fences must be constructed in a work-man-like manner of attractive, properly finished material that harmonizes with the surroundings. Fences shall not exceed 60 inches in height.

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(6) All dwelling owners must comply with 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 here to.

(7) Sewage disposal system shall consist of a house sewer, a septic tank and a subsurface disposal field. Under no conditions will an exterior latrine be allowed. Required minimum capacities of septic tanks for dwellings:

Number of Bedrooms	Capacity in Gallons
1-2	750 Gal.
3	900 "
4	1000 "

For each additional bedroom add 250 gallons.

(B) Location of septic tanks shall be not less than the stated distances from the following:

- | | |
|---|--------|
| (1) Any source of domestic water supply | 50 ft. |
| (2) Property line | 10 ft. |
| (2) River, stream or lake | 50 ft. |
| (4) Occupied building line | 10 ft. |
| (5) Water main or service line | 10 ft. |

(C) Septic tanks shall be of water tight construction and be of either concrete or of not less than 14 guage steel, covered inside and out with an approved protective asphalt coating, or of other sound and durable material, approved by the State Board of Health.

(D) All sub-surface disposal fields shall have a water tight distribution box with not less than 2 outlets. The sub-surface disposal fields shall be no less than the stated distances from the following:

- | | |
|---|---------|
| (1) Any source of domestic water supply | 100 ft. |
| (2) River, stream or lake | 50 ft. |
| (3) Property or dwelling line | 10 ft. |
| (4) Water main or service line | 10 ft. |

(E) The depth, width and length of the trenches in the disposal field shall conform to State Board of Health standards with an exception that the depth of the trench shall not be more than 2 feet. The construction and operation of all domestic sewage disposal systems shall meet standards as set forth by the Oregon State Board of Health regulations governing the disposal of domestic sewage and other household wastes.

(8) Wells: A properly developed deep ground water public water supply as required for adequate safety.

- (a) All wells shall be completed with unperforated well casing that extends to a depth of not less than 18 ft. below land surface.
- (b) All casing installed shall be of regular approved steel well casing, in new or like new condition, being free of pits and breaks. Casing joints shall be water tight.
- (c) There shall be an impervious seal extending to a depth of not less than 18 feet below land surface, which seal shall be at least 3 inches thick surrounding the circumference of the casing.
- (d) As state regulations are officially adopted by the office of the State Engineer, they shall supersede the above regulations, numbered A through D relating to "Wells".

(9) Garbage Disposal:

- (a) Garbage shall be stored in an insect and rodent proof cleanable container.
- (b) Garbage shall be hauled at least once a week to an approved disposal area.
- (c) Under no conditions will dumping of any refuse in any streams or on the adjoining Federal lands be permitted. The grounds and building shall be maintained in a neat and orderly manner.

(10) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently, with the exceptions that a trailer may be used during actual construction of permanent residence.

(11) The keeping of animals other than horses and common household pets such as cats or dogs will be forbidden.

(12) A time limit is hereby imposed on the length of time required for construction of the residence structure. A period of time not to exceed eighteen months is allowed to complete the residence or dwelling. This period of time is from the start of construction to completion of the same.

(13) No obnoxious or offensive activity shall be carried on upon any lot, nor shall any thing be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(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 sub-division 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) Invalidity of any one of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgement or decree shall in no way affect any of the other remaining provisions hereof which shall, in such a case continue to remain in full force and effect.

Dated this 23rd day of August 1961

DESCHUTES RIVER RECREATION HOMESITES, INC.

BY

Secretary

S. H. Satterlee

President

