

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

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, located in Sections 7 and 18 Township 20 South, Range 11 EWM and sections 12 and 13 Township 20 South, Range 10 EWM, as will be platted and recorded from time to time in 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 designed 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 and a private garage for not more than two cars.

(1A) Block 1 is hereby designated for Commercial or Residential purposes.

(1B) Block 4 is hereby designated for Multiple or Single Family Dwellings.

(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 continucus 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.

(5) 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.

(6) 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 Gallons.
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 Feet
(2) Property line	10 "
(3) River, stream or lake	50 "
(4) Occupied building line	10 "
(5) Water main or service line	10 "

(C) Septic tanks shall be of water tight construction and be 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 Feet
(2) River, stream or lake	50 "

RESERVATION

THIS INDENTURE, Made this 13th day of March, 1963, by  
DESCHUTES RIVER RECREATION HOMESITES, INC., an Oregon corporation,  
hereinafter designated "Company";

WITNESSETH:

WHEREAS, The Company is the owner of certain lands located  
in Section Seven (7), Township Twenty (20) South, Range Eleven (11)  
East of the Willamette Meridian, Deschutes County, Oregon, which  
have heretofore been platted into blocks as subdivisions, which said  
plats are on file in the office of the County Clerk of Deschutes  
County, Oregon, and,

WHEREAS, The Company desires to reserve certain areas in  
said plats for the use and benefit of all lots contained in said  
platted areas, and

NOW, THEREFORE, For valuable consideration, the said Deschutes  
River Recreation Homesites, Inc., does reserve the following described  
lands for the uses and purposes hereinafter stated:

1. Company reserves Lot numbered One, Block numbered Two,  
Deschutes River Recreation Homesites, Inc. subdivision, according to  
the official map and plat thereof on file in the office of the County  
Clerk of Deschutes County, Oregon, for boat docking facilities and  
access to the Deschutes River abutting said premises, for the joint  
and several use and benefit of all owners of lots in subdivision  
plats heretofore filed by the Company.

2. Company reserves that parcel of land bounded as follows:  
By Hillcrest Road as extended on the North; Lake Road as extended on  
the West; and the Deschutes River on the South; and such portion of  
the Deschutes River that abuts said parcel on the East; comprising  
2.5 acres, more or less; said roads referred to herein being described  
on plats of Deschutes River Recreation Homesites, Inc. subdivision on  
file in the office of the County Clerk of Deschutes County, Oregon,

said parcel to be reserved for boat docking facilities and access to the Deschutes River abutting said premises for the joint and several use and benefit of all owners of lots in subdivision plats heretofore filed by the Company.

3. Company reserves the northerly 20 feet of Lot numbered Twelve in Block numbered Six being parallel with the north line of Lot number 12, and the northerly 20 feet of Lot numbered Seven, Block Number Seven being parallel with the north line of said Lot Number Seven, as said 20 foot strip of said lots extends from its intersection with Skyline Road on the west and its intersection with River Road on the east, all in Deschutes River Recreation Homesites, Inc. subdivision plat of said blocks on file in the office of the County Clerk of Deschutes County, Oregon, for pedestrian and equestrian ingress and egress over and across said strip for the joint and several use and benefit of all owners of lots in subdivision plats filed by the Company heretofore.

4. Company reserves the north 20 feet of Lot numbered Nine in Block numbered Twelve, and the south 20 feet of Lot Numbered Five in Block numbered Eight, as said 20 foot strip extends from its intersection with Evergreen Road on the west and its intersection with River Road on the east, all in Deschutes River Recreation Homesites, Inc. subdivision plat of said blocks on file in the office of the County Clerk of Deschutes County, Oregon, for pedestrian and equestrian ingress and egress over and across said strip for the joint and several use and benefit of all owners of lots in subdivision plats filed by the Company heretofore.

5. It is the intention of this instrument that these reservations contained herein shall be in perpetuity and run for the use and benefit of all lots in blocks heretofore platted in said subdivisions and shall also inure to the benefit of all other lots hereafter platted by said Company of lands adjacent to existing subdivisions.

IN WITNESS WHEREOF, The Company has caused these presents to be executed by its president and secretary, pursuant to order of its board of directors, and have affixed the seal of said corporation hereto the day and year first above written.

DESCHUTES RIVER RECREATION HOMESITES, INC.

By Dan H. Heierman  
President

By Norman I. Swanson  
Secretary

STATE OF OREGON )  
County of Deschutes ) ss.

On this 13th day of March, 1963, before me appeared Dan H. Heierman and Norman I. Swanson, both to me personally known, who being duly sworn, did say that he, the said Dan H. Heierman, is the President, and he, the said Norman I. Swanson, is the Secretary of Deschutes River Recreation Homesites, 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 Dan H. Heierman and Norman I. Swanson 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.

Barbara Smith  
Notary Public for Oregon  
My Commission expires 2-19-64



STATE OF OREGON  
I hereby certify that the foregoing instrument of writing was before me for recording on the 14th day of March A. D. 1963 at 11:45 o'clock P. M. and recorded in Book 134 on pages 254  
Deeds  
By R. Patterson County Clerk

Indexed