

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 "