

9569

PROTECTIVE RESTRICTIONS  
ROCK & RIVER ESTATES  
A SUBDIVISION IN  
DESCHUTES COUNTY, OREGON

1. No lot shall be used except for single family residences.
2. No building shall be placed or built less than 25 feet from the front property line or less than 15 feet from either the side or rear lines.
3. All building plans for both new or remodeling must have the written approval of the developer and must comply with all County and State laws.
4. Removal of any trees must first be approved by developer.
5. Sewerage disposal system must comply with all State and County specifications. To be septic tank and drain fields unless otherwise approved.
6. No house trailers or mobile homes allowed on any lot. Campers, house trailers, boats must be suitably concealed and not used for living purposes.
7. Clothes lines shall be placed as to be as inconspicuous as possible.
8. No livestock, animals or fowl shall be allowed, except domesticated types. A maximum of 2 dogs per lot and they must be kept under control as not to be a nuisance to the neighborhood.
9. No unlicensed cars or car bodies allowed on any lot. This is definitely to stop the collection or working on of old cars and car bodies and will be strictly enforced. All lots shall be kept free of weeds, have no rubbish or trash collections and be kept neat and clean.
10. No noxious or offensive activity shall be carried on or upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
11. No hunting or shooting allowed on property.
12. These covenants are to run with the land and shall be binding on all persons and all parties claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, unless an instrument signed by a 60% majority of the then owners of lots has been recorded, agreeing to change the covenants in whole or in part. At said meeting each owner of record shall have one vote for each site owned by him.

13. Invalidation of any of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.
14. Reasonable variances can be granted by the two following: Donna Rahn and Reed A. Bastian.

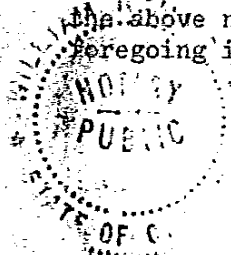
Dated

Rock and River Estates

Reed A. Bastian  
Reed A. Bastian  
Donna Rahn

STATE OF OREGON)

County of Deschutes) On this 28<sup>th</sup> SEPTEMBER 1977 personally appeared the above named Reed A. Bastian, a single person; and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

William L. Mayfield  
Notary Public for Oregon  
6-23-79

STATE OF ILLINOIS  
COUNTY OF COOK

ON THIS 3RD DAY OF OCTOBER 1977 PERSONALLY APPEARED THE ABOVE NAMED DONNA RAHN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.



Amesbury

MY COMM. EXPIRES 11-17-77.

9569

STATE OF OREGON  
County of Deschutes  
I hereby certify that the within instrument of writing was received for Record the 2 day of Oct A.D. 1977 at 12:06 o'clock P.M., and recorded in Book 259 on Page 898 Records of Clude  
ROSEMARY PATTERSON  
County Clerk  
By Amie P. Sullivan Deputy