

PROTECTIVE RESTRICTIONS FOR

ROMAINE VILLAGE

A SUBDIVISION IN DESCHUTES COUNTY, OREGON

Larry J. and Lois F. Romaine, being the sole owner of the subdivision known as Romaine Village, Deschutes County, Oregon, in order to provide for the orderly development of said subdivision, does hereby and by these presents, subject said development to the following restrictions.

1. No lot shall be used except for residential purposes.
2. No mobile home smaller than ten (10) feet by forty (40) feet, or comparable footage, shall be placed upon a lot and not more than one (1) mobile home shall be placed upon a lot. All mobile homes shall be kept in good condition and shall be kept painted and in repair to remain esthetically compatible with other mobile homes in the tract.
3. Mobile homes shall be set back from the streets a minimum of twenty-five (25) feet, five feet (5) from any side line and fifteen (15) feet from the rear property line. Any variance must be approved by developer.
4. Skirting must be provided for all mobile homes within thirty (30) days after occupying the property.
5. Fences and buildings including carports and storage sheds shall be constructed in a manner that will not degrade the area.
6. No pets shall be kept upon the property except dogs and cats and these must be kept strictly on your own property and under control at all times. No pets will be allowed to run at large.
7. All dwellings shall have an individual sewage disposal system in compliance with the requirements of State Sanitary Authority or Health Authority having jurisdiction. Drain fields shall be used. No drain holes will be allowed.
8. No unlicensed cars, car bodies, or any other unsightly objects will be allowed on any lot. This is aimed to keep the lots reasonably clean and have no rubbish accumulations.
9. Garbage and rubbish must be kept in covered containers and must be removed from the premises regularly.
10. No unnecessary tree cutting will be allowed in order to preserve the natural surroundings.
11. All utilities in Romaine Village are underground. Therefore, landscaping must be planned as not to interfere with the utilities.
12. Underground television cable is provided. Therefore, no overhead antennas will be allowed.

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13. These restrictions shall run with the land and shall be binding on the owner or tenant of any or all of said land and all persons claiming by, through or under them for a period of twenty-five (25) years from the date these covenants are recorded, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreeable to change said covenants in whole or in part.
14. Invalidation of any one of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgment or decree shall in no way affect any of the other remaining provisions hereof which shall in such case, continue to remain in full force and effect.

Larry J. Romaine
Larry J. Romaine

Lois A. Romaine
Lois A. Romaine

Subscribed and sworn to before me this 9th day of February, 1970.



Nadine Engel

Notary Public for Oregon.
My commission expires November 3, 1972.

NO. 4228
STATE OF OREGON
County of Deschutes
I hereby certify that the within instrument of writing was received for Record the 9th day of Feb A.D. 1970 at 2:42 o'clock P.M. and recorded in Book 168 Page 679 Records of Deschutes
By Heather M. Dumas County Clerk
By Romaine Deputy