

PROTECTIVE RESTRICTIONS FOR

ROMAINE VILLAGE

UNIT 4 & SUBSEQUENT AREAS

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. Romaine Village is exclusively for mobile homes.
2. No lot shall be used except for residential purposes.
3. No mobile home smaller than twelve (12) 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. Each lot shall be maintained in a neat and attractive fashion.
4. 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.
5. Skirting must be provided for all mobile homes within thirty (30) days after occupying the property and must be of an approved material. Decks must be skirting.
6. Fences and buildings including carports and storage sheds shall be constructed in a manner that will not degrade the area and must be completed including painting within 90 days from start of construction.
7. 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. Commercial raising of animals is prohibited.
8. 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.
9. 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 prevent rubbish accumulations.
10. Garbage and rubbish must be kept in covered containers and must be removed from the premises regularly.
11. No unnecessary tree cutting will be allowed in order to preserve the natural surroundings.
12. All utilities in Romaine Village are underground. Therefore, landscaping must be planned as not to interfere with the utilities.

13. Underground television cable is provided. Therefore, no over-the-air antennas will be allowed.
14. Nothing is to be stored on decks and porches except lawn furniture.
15. No firearms shall be discharged upon the property.
16. Landscaping shall be started and completed in 90 days. Each lot and its improvements shall be maintained in a clean and attractive condition in good repair and landscaping shall be comparable with other lots.
17. These restrictions shall run with the land and shall be binding on the owner or tenant of any or all of said lands 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.
18. Invalidiation 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 case, continue to remain in full force and effect.
19. All mobile homes being placed in Romaine Village shall be in good condition and appearance and Romaine Village reserves the right to inspect the mobile home prior to move in.
20. Developer must approve all building structures.

Larry J. Romaine
S/ LARRY J. ROMAINÉ

Lois F. Romaine
S/ LOIS F. ROMAINÉ

Properly Notarized.

*Personally appeared Larry J. Romaine and
Lois F. Romaine this 7th date of October, 1972.*

1964

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument is a true and correct copy of the original as the same appears from the records of the County of Deschutes, Oregon.

Notary Public in and for the State of Oregon

My Commission Expires on _____

My Office is at _____

My Commission was issued on _____

My Office is at _____

My Commission was issued on _____

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