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93-03883



RECORDED BY AND RETURN TO
FIRST WESTERN TITLE

Courtesy

SILVER SAGE SUBDIVISION
DESCHUTES COUNTY, OREGON

289 - 2751

BUILDING AND USE RESTRICTIONS

The primary purpose of these restrictions are to insure the development and maintenance of a spacious, single family residential area with healthful and safe living conditions, to create a quiet neighborhood, and insure sustained and improving residential property values.

The undersigned, being the owner and subdivider of the following described real property: Silver Sage Subdivision Phase I, Deschutes County, Oregon.

In order to provide for the objectives set out in the above statement of purpose, do hereby subject said property, and each division or part thereof, to the following building and use restrictions.

1. No residence shall be constructed of less than 1200 square feet of living area, exclusive of garages, porches and outbuildings, one detached garage/shop matching the residence in siding, roofing and paint color will be permitted.
2. No structure of a temporary character, basement, tent, shack, garage, barn or other outbuilding shall be constructed on any parcel at any time as a residence either temporarily or permanently.
3. All front yards shall be landscaped in a professional manner within six months of occupancy.
4. No construction shall commence until the builder receive written approval of the plans from the subdivider.
5. No building, whether intended for use in whole or in part as a main residential structure, or for use as a garage or other outbuilding, shall be moved upon the premises.
6. All residences, dwellings and other buildings erected shall be placed on a solid poured concrete or masonry block foundation.
7. Bright paint colors other than for trim or accent will not be permitted. All residences will be painted prior to occupancy and periodically thereafter.
8. No parcel shall be used in whole or in part, for the storage of rubbish of any character, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or which will be obnoxious to the eye, nor shall any substance, thing, or material be kept upon any lot that will emit foul or obnoxious odors, or that will cause noise that will or might disturb the peace, comfort or serenity of occupants of surrounding property.
9. All driveways to be paving or concrete. Existing trees will be removed only with the permission of the subdivider.

10. Gary Bendix, his heirs and assigns hereby reserve a right of way, with right of entry, over, under, along, across and through the said tracts of land for the purpose of erecting, constructing, operating, repairing and maintaining lines for the transmission of electrical energy, and for telephone lines, and/or for laying, repairing, operating and renewing any pipeline or lines for water, gas or sewage, and any conduits for electric or telephone wires, except those portions of the above described property which now lie, or will in the future lie, beneath the homes and other permanent structures and reserving to Gary Bendix, his heirs and assigns the sole right to convey the rights hereby reserved.

11. These restrictions may be amended or modified at any time by the affirmative vote of two-thirds of the owners of the parcels in Silver Sage Subdivision. For this purpose the record owner of each parcel of the land described above shall be entitled to one vote.

12. Fencing to be natural color cedar no more than six feet high.

13. All garbage, trash, cutting, refuse and garbage containers, fuel tanks, clothes lines and other service facilities shall be screened from view of adjacent parcels.

14. Each parcel and its improvements shall be maintained in a clean and attractive condition in good repair and in such fashion as not to create a fire hazard or visual pollution.

15. Construction of any building or other structure shall proceed in a timely manner and the same shall be completed within a 180 day period, in accordance with the requirements contained.

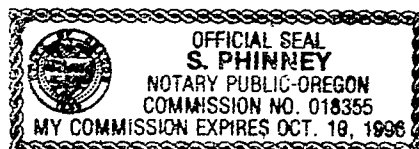
16. Storage of trailers, or recreational vehicles, etc. is permitted, but they must be in back or side yard and not extend beyond the front of the house.

Dated at Bend, Oregon this 4th day of FEB. 1992.

Gary Bendix
Gary Bendix

Personally appeared the above named acknowledged the foregoing instrument to be his voluntary act.

S. Phinney
Notary Public for Oregon



289 2753

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

93 FEB -4 PM 4: 13

MARY SUE PENHOLLOW
COUNTY CLERK

BY. Wallace DEPUTY

NO. 93-03883 FEE 35⁰⁰

DESCHUTES COUNTY OFFICIAL RECORDS