

11/5/50.
173903.33
REGISTERED BY FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGON AS AN
ACCOMMODATION ONLY. NO LIABILITY IS
ACCEPTED FOR THE CONDITION OF TITLE INSURANCE COMPANY OF OREGON
P.O. BOX 323
BEND, OR 97709

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
SISTERS PARK PLACE SUBDIVISION

These Covenants, Conditions and Restrictions are made this
27th day of OCTOBER, 2003, by Redstone Construction Services,
Inc., hereinafter referred to as "Declarant", as owner of the real
property in the City of Sisters, Deschutes County, State of Oregon.

WHEREAS, Redstone Construction Services, Inc. is the owner of that
certain tract of land designated as Lots 1-40, SISTERS PARK PLACE
SUBDIVISION, a platted subdivision in the County of Deschutes, City
of Sisters, State of Oregon, recorded October 7, 2003 in Book 2003,
Page 69652 and

WHEREAS, Redstone Construction Services, Inc. intends to sell lots
and homes within said subdivision, certain protective restrictions,
conditions, limitations and reservations are hereby established to
insure the most beneficial development of said area as a residential
subdivision and to prevent any use thereof as might tend to diminish
the value of the development.

NOW, THEREFORE, Redstone Construction Services, Inc., hereby
makes the following protective restrictions and conditions upon
SISTERS PARK PLACE SUBDIVISION to run with the land and be
binding on all persons owning property within the Subdivision:

All lots of Sisters Park Place Subdivision are restricted to one or two
story homes as follows:

Lots 1-3	One story
Lots 4-13	Two story
Lot 14	One story
Lots 15-18	Two story
Lot 19	Two story
Lot 20	One story
Lot 21	Two story
Lots 22-24	One story
Lots 25-36	Two story
Lots 37-40	One story

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2003-74265



\$56.00

00215523266300742650050052

10/27/2003 11:38:51 AM

D-COTV Cnt=2 Sln=3 PAM

\$25.00 \$5.00 \$11.00 \$10.00 \$5.00

1. All single family dwelling units (including duplexes) must be at least 1000 sq. ft. in size, exclusive of the garage. Any outbuildings built on the premises must conform as to the architectural style, exterior finish, roofing and color of the main dwelling.
2. All home construction plans are to be reviewed by Redstone Construction Services, Inc. for compliance to these protective restrictions and conditions.
3. Occupancy. No Owner shall occupy, use, or permit his Lot or any part thereof to be used for any purpose other than a private residence for the Owner, his family, or his guests, except that each Owner shall be permitted to rent his residence subject to all other restrictions.
4. Front streetscape elevation of homes must have a porch with railings.
5. Exterior colors are to be a color to blend with the natural surroundings, ex: earth tones. No pinks, blues, bright greens, purples or pastels of these colors will be allowed.
6. All roofing to be composition in either black or dark gray. No metal roofing is allowed.
7. Concrete sidewalks with a minimum of 4 feet in width shall, at the property Owner's or Builder's expense, be installed curb tight city walks along each Lot's street frontage.
8. All new construction is to be surveyed and staked by a licensed surveyor.
9. All lots must be built upon within 1 year of purchase of property.
10. All yards are to be landscaped with grass and automatic sprinklers in both front and back of the dwelling.

11. Each home shall have at least 1 street tree (that being the grass area between the sidewalk and street) with a caliper of not less than 2" and six to ten feet tall. Owner is responsible for promptly replacing the tree if it dies.
12. Both side yards are to be fenced with a wood product, not to exceed 6 feet in height.
13. All dwellings under construction shall have the exterior completed within six (6) months from commencement of construction, and shall be entirely completed within twelve (12) months, including fencing and landscape.
14. Owner must promptly repaint, stain or repair any structure on their lot due to fading, chipping or any other damage.
15. All landscaping must be kept in a tidy manner, that being replacement of dead trees, shrubs, grass etc. Lawns must be green and well groomed.
16. All garbage, trash, cuttings, refuse, garbage and refuse containers, clothes drying apparatus, and other service facilities located on any Lot shall be screened from view.
17. No storage structure or outbuilding shall be used on any lot at any time as a residence either permanently or temporarily.
18. All homes shall be constructed on site and not moved from another location.
19. No campers or trailers shall be allowed for temporary or permanent residences.
20. Any vehicle requiring an Oregon Commercial Driver's License to operate will be prohibited to park or to be stored within this subdivision.
21. No parking is allowed in the alleyways.

22. No television antenna, radio antenna, or other receiving device shall be placed on any Lot or home. A satellite dish no larger than 18" will be allowed.
23. No firearms, air pistols, archery, sling shots, fireworks, or any other weapons or projectiles shall be used or discharged within Sisters Park Place.
24. Within the easements, as shown on the recorded plat, no planting of trees or shrubs that would interfere with utilities shall be permitted. The easement area of each lot shall be maintained continuously by the owner.
25. No livestock shall be allowed on a lot within the subdivision. Household pets (dogs and cats) are allowed. Dogs shall not be allowed to run at large and must be kept within a fenced area or on a leash.
26. No structure shall operate or facilitate a breeding business either for pleasure or profit of any animal in this subdivision.
27. No noxious or offensive activity shall be carried upon any lot, nor shall any activity which may become an annoyance or nuisance to the neighborhood.
28. Outside storage of unlicensed and/or vehicles under repair; ATV's or any other similar vehicle is prohibited. Storage of the above is allowed only within an enclosed structure.
29. No sign of any kind shall be displayed to the public view on any lot except one professional sign advertising the property for sale or signs used by a builder to advertise the property during the construction and sales period.
30. The foregoing protective restrictions shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years (25) from October 1, 2003 at which time said protective restrictions shall

automatically be renewed for an additional period of twenty-five (25) years, unless 75% or more of the owners of record at that date, agree in writing to changes and said changes are made in a lawful manner.

31. Nothing contained in this declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but titles to any property subject to this declaration obtained through sale in satisfaction of any such mortgage or deed of trust shall thereafter be held subject to all of the protective restrictions thereof.

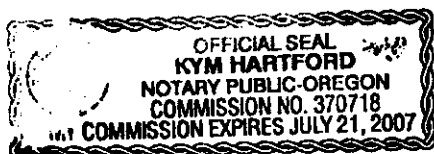
32. Enforcement of each and all of the protective restrictions shall be enforceable by injunction or by other form of action available to the parties aggrieved, or to Redstone Construction Services Inc., or its successors in interest. Invalidation of any of these protective restrictions by judgment or court order shall in no way affect any other provision, which shall remain in full force and effect.

Redstone Construction Services, Inc.

By Steve McGhee

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 21 day of October 2003, by Steve McGhee as President of Redstone Construction Services, Inc.



Kym Hartford
Notary Public for Oregon

KNOW ALL MEN THESE PRESENTS THAT HERETOFORE CONSTRUCTION SERVICES, INC., AN OREGON CORPORATION, OWNER OF THE LAND SHOWN HEREON, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO THE SECTIONS-OF-WAY AND PUBLIC UTILITY EASEMENTS AS SHOWN, AND DOES HEREBY DEDICATE SAID RIGHTS-OF-WAY TO THE PUBLIC, AND DOES HEREBY DEDICATE SAID PUBLIC UTILITY EASEMENTS TO THE PUBLIC, AND DOES HEREBY SUBMIT FOR RECORD AND APPROVAL SAID PLAN OF SECTIONS PARK PLACE.

DATE 9-17-63

THIS IS TO CERTIFY THAT ON THIS 1 DAY OF SEPTEMBER, 2001, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED STEVEN MCKINNEY, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN NAMED.

STATE OF OREGON
COUNTY OF DESCHUTES
NOTARY PUBLIC



1. PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 8

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF PARCEL 1, OF PARCELS 14-1, 200-2-10-1-2, SURVEYED BY THE FPM IN 2002, AND TO SUBDIVIDE SAID PARCELS INTO SEVERAL LOTS AS SHOWN ON THE ADJACENT MAP. COMMENTS ON THE 2002 MAP AND FIELD AS SHOWN. ADDITIONAL COMMENTS WERE SET TO DEFINE THE LOTS. NO UNUSUAL CONDITIONS WERE ENCOUNTERED DURING THE COURSE OF THIS SURVEY. NO KNOWN GEODETIC CONTROL EXIST IN WITHIN 1/2 MILE OF THIS SITE.

AN AFFIDAVIT OF CONSENT TO DECADATION FROM RICHARD L. CARPENTER AND JILLINDA S. CARPENTER, BENEFICIARIES OF A TRUST DEED RECORDED JUNE 8, 2003 IN VOLUME 2003-0400, DEPUTIES COUNTY RECORDS, HAS BEEN RECORDED IN DOCUMENT NO. 0400-2003-0400.

2003-69653

DESECHUTES COUNTY RECORDS

Fred A. Ast, Jr. and Associates

250 West Cascade

P.O. Box 751

Sisters, Oregon 97759

541-549-7851

CS15563

[illegible]

6.57

1, FRED A. JAST, JR., PLS. NO. 12,000, CERTIFY THAT POST-MONUMENTATION OF ALL THE INTERIOR CORNERS OF "SISTERS PARK PLACE" MALL BE COMPLETED ON OR BEFORE 31 DECEMBER 2004.

FRED A AST, Jr. - PLS 1238

INTERIOR MONUMENTS SET
AFFIDAVIT OF MONUMENTATION RECORDED IN DOCUMENT NO

DESCHUTES COUNTY OFFICIAL RECORDS

DESCHUTES COUNTY SHERIFFS' ASSOCIATION

10-2-03

DATE _____

WATER MASTER - ONLY MINOR WATER RIGHTS
EXIST ON THIS PROPERTY

DESIGNATED COUNTY SHERIFF 10-2-05
DATE

Wednesday, September 2, 1964

DESIGNATES COUNTY TAX COLLECTION

MENTARY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE

DATE

1964

0-2-65
SECRET

THIS AND OTHER CHANGES INCURRED BY THE LAW TO BE PLACED ON THE 2003-2004 TAX ROLLS WHICH BECAUSE A LIEB OF WILL DEVOID A LIEN DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTION FOR COLLECTION, HAVE BEEN PAID TO ME.

MAJOR - CITY OF SISTERS

9/19/07

DATE

9/14/03
Laird

9.9.03
DATE

9-19-03
DATE

7-26-03
DATE

DESCHUTES COUNTY COMMISSIONER _____ DATE _____

SIGNATURE BY THE CITY OF SISTERS CONSTITUTES ACCEPTANCE BY THE CITY OF ANY DEDICATION MADE HEREIN TO THE PUBLIC

SHEET 1 OF 2

DESCHUTES COUNTY SURVEYOR
FILED 10/8/03 BY: L. Spivey

9-17-03
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
MAY 17, 1981
FREDERICK A. ASH, S.
1938
RENEWAL DATE 12/31/03

SHEET 2 OF 2