

BUILDING AND USE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS That W. C. COYNER
and RUTH COYNER, LAWRENCE A. KELLY and IOLA M. KELLY, husband
and wife, and THOMAS C. CROSS and MAUDE O. CROSS, husband and
wife, owners of FIRST ADDITION to SKYLINE SUBDIVISION, Deschutes
County, Oregon, recorded in Plat Book No. 7, Page 53,
have adopted the following Building and Use Restrictions
therefor:

1. No building, or other structure of any kind whatsoever shall be constructed on said property for use for any other purpose than a residence together with such other incidental buildings as may be and are ordinarily used in connection with a residence.
2. No building shall be located on any lot nearer than 30 feet from the Creek bank, or nearer than 20 feet to any side street line. No building shall be located nearer than 10 feet to any property line, (except that no side yard shall be required for a garage or other permitted accessory building located 100 feet or more from the Creek bank). No dwelling shall be located on any lot nearer than 30 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of a building, provided, however that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
3. No buildings shall be erected that will be unsightly in any way, or be of unsound construction.
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. No trailer, basement, tent, garage or other outbuilding constructed or placed upon any portion of said tract shall be used as a permanent residence.
6. No animals, other than domestic household pets shall be kept on any part of said property.
7. No fence, wall or hedge in excess of thirty-six (36) inches in height shall be permitted to extend from the minimum set back line of the house to the Creek bank.
8. No more than one residence will be allowed on any one lot, (except on Lots 1 and 12 of Block #1, Lots 3,4,5, and 6 in Block #2.

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9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifteen years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
10. Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant, either to restrain violation or to recover damages.
11. Invalidation of any one of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED this 8th day of November, 1971.

Thomas C. Cross
Thomas C. Cross

Lawrence A. Kelly
Lawrence A. Kelly

W. C. Coyner
W. C. Coyner

Maude O. Cross
Maude O. Cross

Iola M. Kelly
Iola M. Kelly

Ruth Coyner
Ruth Coyner

STATE OF OREGON)
)
County of Deschutes)

Nov 8, 1971

Personally appeared the above-named W. C. Coyner and Ruth Coyner and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

[Signature]
Notary Public for Oregon

My Commission expires: 9/3/73

STATE OF OREGON)
)
County of Deschutes)

Nov 8, 1971

Personally appeared the above-named Lawrence A. Kelly and Iola M. Kelly and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

[Signature]
Notary Public for Oregon

My Commission expires: 9/3/73

STATE OF OREGON)
)
County of Deschutes)

Nov 8, 1971

Personally appeared the above-named Thomas C. Cross and Maude O. Cross and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

[Signature]
Notary Public for Oregon

My Commission expires: 9/3/73

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STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 9 day of Nov A.D. 1971 at 2:54 o'clock P M., and recorded in Book 180 on Page 231 Records of Jude

ROSEMARY PATTERSON
County Clerk

By Levi Buckelton Deputy