

DECLARATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AND CONDITIONS
FOR PARTS OF SPRING RIVER ACRES, A RECORDED SUBDIVISION IN DESCHUTES
COUNTY, STATE OF OREGON.

THIS DECLARATION is made on the date hereinafter set forth
by the following named property owners, contract purchasers or others
having an equity in the said properties.

The subject properties are located in UNIT THREE (3), BLOCK
FIVE (5) ~~(sometimes referred to as Unit 5)~~ of the said Spring River
Acres, and also in UNIT ~~THREE~~ (5) ~~(sometimes referred to as Block 3)~~
~~Unit 4~~, also in the said Spring River Acres.

~~Block 4~~
Unit 6, Lots 1 through 6 - Spring River Land Corporation,
an Oregon Corporation;
Unit 3, Block 5, Lot 2 - Spring River Land Corporation and
Robert Saich and Evelyn M. Saich;
Unit 3, Block 5, Lot 4 - W. Douglas McDonald (V);
Unit 3, Block 5, Lots 5 through 9 - Don O. Bandley;
Unit 3, Block 5, Lot 10 - Clarence J. Toney and Mary C. Toney;
Unit 3, Block 5, Lot 11 - Lynn Hathaway;
Unit 3, Block 5, Lot 12 - Spring River Land Corporation, an
Oregon Corporation.

WHEREAS, the owners above named desire to subject the property
above indicated to certain protective covenants, conditions, restric-
tions, reservations, easements, liens and judgments for the benefit of
said property and its present and subsequent owners and will convey
said property subject thereto.

NOW THEREFORE, it is hereby declared that all of the said
property is and shall be held and conveyed upon and subject to the
easements, conditions, covenants, restrictions and reservations here-
inafter set forth, all of which are for the purpose of enhancing and
protecting the value, desirability and attractiveness of said property.
These easements, covenants, restrictions, conditions, reservations and
servitudes shall constitute covenants to run with the land and shall
be binding upon all persons claiming under them and also that these
subject conditions, etc. shall inure to the benefit of and be limit-
ations upon all future owners of said property or any interest therein.

1. Each lot shall be used for residential purposes only. One
single family dwelling not to exceed two stories in height will be
permitted only. Not more than one double garage or carport and one (1)
accessory building will be permitted. There shall be no detached
living quarters.

2. All driveways must be surfaced with cinders, gravel or
hard surface.

3. The floor area of constructed residences shall be not less
than 1200 square feet and be suitable for year round use, placed on
permanent continuous concrete foundations and built to withstand
heavy snow packs. All construction including fences and outbuildings

shall be constructed in a workmanlike manner and kept in good condition of repair. No mobile homes will be permitted. Campers or camping units may be stored on the premises so long as they are screened from view from the common areas and these type units may be occupied temporarily for not more than a 14 day period during any summer season. Construction once started must be carried forward at a reasonable pace and completed within 24 months.

4. Building set back lines will be designated on the plat map and fences erected on said set back line will not exceed 3 feet in height. All other fences shall not exceed six feet in height.

5. Periphery fencing for security purposes, as presently existing, shall be maintained by the association of home owners. However, it shall be the obligation of each lot owner to install a gate at the roadway entrance to his property that will be properly secured when deemed necessary to assist in avoiding trespassers.

6. All laws and regulations of the State of Oregon, Deschutes County, or any other applicable governmental body must be complied with.

7. Cutting or removal of living trees and other plant materials will be permitted only where necessary for the construction of allowable buildings or improvements or for the beautification of the property. Plans therefor must be submitted to the association administering the functions of the home owner association.

8. No animals other than domestic household pets such as cats and dogs will be permitted on the premises. All such animals must be kept in a satisfactory manner and confined on the owner's lot.

9. No commercial, professional, obnoxious or offensive trade or activity shall be carried on on any lot, nor shall there be created any nuisance or annoying activity.

10. Each lot and its improvements must be kept in a clean and attractive condition in good repair and in such fashion as not to create a fire hazard. All garbage, trash, refuse, containers for same, fuel tanks, clothes lines and other service facilities shall be screened from neighboring lots and common areas.

11. Off street parking must be provided for on each lot

IN WITNESS WHEREOF, we the property owners identified hereinabove have caused these presents to be executed for the purposes herein set forth.

Dated at Cupertino, California
this 12th day of August, 1976.

1. SPRING RIVER LAND CORPORATION
BY Don J. Sandley

2.

Robert Saich
Robert Saich

Evelyn M. Saich
Evelyn M. Saich

3. W. Douglas McDonald
W. Douglas McDonald (V)

4. Don O. Bandley
Don O. Bandley

5. Clarence J. Toney
Clarence J. Toney
Mary C. Toney
Mary C. Toney

6. Lynn Hathaway
Lynn Hathaway
By W. Douglas McDonald
Attorney in fact

STATE OF CALIFORNIA

County of Santa Clara } ss.

On this 12th day of August in the year
one thousand nine hundred and 76 before me, Beth Burger
a Notary Public, State of California, duly commissioned and sworn, personally appeared
W. Douglas McDonald known to me to be the person whose name
is subscribed to the within instrument as the attorney in fact of Lynn Hathaway
and acknowledged to me that he subscribed the name of Lynn Hathaway

thereto as principal, and he is own name as attorney in fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the County of Santa Clara the day and
year in this certificate first above written.

Beth Burger
Notary Public, State of California.

My Commission Expires 11 Jan 77

(Printed 1/15/70) 0471-0473



County's Form No. 24—Acknowledgment—Attorney in Fact
C.S. 5-1189

STATE OF CALIFORNIA

County of Santa Clara } ss.

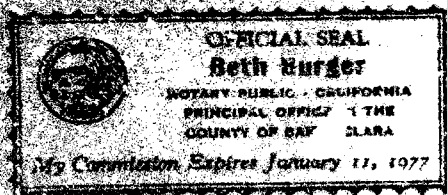
On this 12th day of August in the year one thousand nine hundred and Seventy-Six
before me, Beth Burger, a Notary Public in and for the
County of Santa Clara, State of California, residing therein,
duly commissioned and sworn, personally appeared Don O. Bandley, Clarence
J. Toney, Mary C. Toney, Robert Saich, Evelyn M. Saich,
and W. Douglas McDonald

known to me to be the persons whose names are subscribed to the within instrument
and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the County of Santa Clara the day and year in this
certificate first above written.

Beth Burger
Notary Public in and for the Santa Clara County of Santa Clara
State of California.

My Commission Expires 11 Jan 77



FPD-UTILETY Line Form No. 80-008 —Acknowledgment—General.

111 Nov 30 1917

[Signature]

[Signature]

Notarized copy of the above affidavit and
made a part hereof by reference.

4125

STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record on the 12 day of Aug A.D. 1917 at 3:33 o'clock P. M. and recorded in Book 256 on Page 109 Records of Deeds

ROSEMARY PATTERSON
County Clerk

By *[Signature]* Deputy

Harry English
PO Box 1053
Bend Ore