

PROTECTIVE COVENANTS FOR THE SUBDIVISION OF
SUN DANCE PHASE 1 AND ANY ADDITION THEREUNTO
DESCHUTES COUNTY, OREGON

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Gary Clawson and Narveen Clawson who are the owners of Sun Dance Phase 1 do hereby declare that said property and the whole thereof shall be subject to the following covenants, conditions and restrictions, which shall run with the land and be for the benefit thereof to wit:

1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential or recreational purposes.

2. DWELLING AND SIZE: All building requirements of Deschutes County will be complied with pertinent to this type of property.

3. BUILDING LOCATION: Front Yard. There shall be a front yard having a depth of not less than twenty (20) feet. All side yards and rear yards shall conform to Deschutes County Building Department for this type of property.

4. SEWAGE AND WATER: Sewer and water installations must be approved by the County Health Department. No well will be installed within a 100' radius of the drain field trenches.

5. DILIGENCE IN CONSTRUCTION REQUIRED: Any work in constructing and erecting any building or other structure shall be prosecuted diligently from the commencement thereof and the same shall be completed within a reasonable time in accordance with the requirements contained.

6. No more than 18 months time shall elapse for the completion of a permanent dwelling nor shall a temporary structure be used as living quarters except during the construction of a permanent dwelling.

7. NUISANCES: 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.

8. TEMPORARY STRUCTURES: No structures of a temporary character, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence permanently.

9. TERM: 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 thirty (30) years from the date these covenants are recorded, unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

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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, and is duly recorded in Book 187 on Page 933.

ROSEMARY PATTERSON

County Clerk

By [Signature] Deputy

SUN DANCE PHASE I

[Signature]
Gary Clawson

[Signature]
Harveen Clawson

Subscribed and sworn before me this 31st day of August, 1972

[Signature]
Notary Public for Oregon
My commission expires Feb. 3, 1975