

The following restrictions shall apply to all conveyances made of designated lots contained in Hillcrest Subdivision in Deschutes County, Oregon:

1. The lots as presently platted shall not be further subdivided into any smaller lots, except Lot 2, Block 1; Block 10 and block 11, which may be subdivided into two further parcels only.

2. The use of all lots is restricted to erection of a single family residence only, together with separate or connected garage and/or shop, for private, non-commercial use only.

3. The construction of stables, barns, chicken houses, or other outbuildings connected with animal care is hereby prohibited. PROVIDED HOWEVER, that there may be constructed upon each lot a house for a cat and a dog.

4. No fowl or animals shall be kept upon any of the lots herein except that one domestic cat and one domestic dog may be kept upon each lot.

5. The exterior of any permitted building commenced upon any lot herein shall be completed within nine (9) months after such commencement.

6. Buildings as permitted herein shall be restricted to single story construction except that a split level home may be constructed which at its highest point shall be no higher than one story of not more than twenty-five (25) feet above the highest natural level of the lot upon which the home is constructed.

7. In each home, there shall be a minimum living space of fourteen hundred (1400) square feet, excluding porches, patios, garages and workshops, in computing such square footage.

8. Setback line shall be at least twenty (20) feet back from the front lot line to any structure upon the lot with the exception of a fence of not over thirty-six (36) inches in height. Setback lines for side yard shall be twenty (20) feet from the side lot line to any structure except a fence of not over forty-eight (48) inches in height after a distance of fifty (50) feet rearward from the front lot line.

FRONT FENCES may be constructed as follows:

(a) Inner lots:

- (1) Not to exceed 36 inches in height on the front lot line which borders on any street, for a distance of fifty (50) feet in any direction from the street side corner of the lot.

(b) Corner Lots:

- (1) Not to exceed thirty-six (36) inches in height on any lot line which borders on any street for a distance of fifty (50) feet in any direction from the street side corner of the lot.

SIDE FENCES may be constructed as follows:

(a) Inner Lots:

- (1) Not to exceed thirty six (36) inches in height for a distance of fifty (50) feet rearward from the front lot line.

BACK FENCES may be six (6) feet high, provided they do not unreasonably obstruct the neighbor's scenic view.

Measurement of fence height shall be from the adjacent curb-line or the crown of the adjacent street, whichever is higher.

PROVIDED, HOWEVER, that front fences and side fences kept open and of woven-wire construction may be constructed upon the said lot lines, not to exceed five feet in height. Fences shall include hedge-rows. No barbed-wire fences are allowed.

9. There shall be no more than one principal building upon each lot, as presently platted. The said principal building shall be a single family residence only.

10. Such principal building upon any lot shall not occupy more than forty per cent (40%) of the total area of said lot.

11. All permitted building construction upon said lots shall be equal to or exceed Federal Housing Authority specifications.

12. In the event of suit or action or other enforcement required to enforce the terms hereof, the prevailing party shall be allowed reasonable attorney's fees.

13. These premises are restricted for dwelling purposes only (except Lot 1, Block 6; Lot 1, Block 3; and Block 10) and no trailer house shall be used for living quarters. Trailers shall be limited to a single trailer house, utility trailer, horse trailer, camping trailer, and/or boat trailer all of which shall be maintained under roof, only.

14. Premises shall be kept neat and orderly and there shall be no nuisance nor eyesore allowed.

15. These restrictions shall inure to the benefit of all purchasers, and their respective heirs and assigns, who shall be bound thereby for a period of thirty (30) years.

16. There shall be a ten (10) foot easement on each side of the North-South center line of each block for utilities and alley purposes, except Blocks 6 and 3, where said easement shall be on the East 20 feet of Lots 3 and 4 thereof, and except Blocks 1, 8, 9, 11, 12, and 13, where said easement shall be ten feet on each side of the East-West center line.

17. These restrictions shall not apply to Lot 1, Block 3; nor to Lot 1, Block 6, Hillcrest.

18. These restrictions may be modified only upon the written consent of a majority of the property owners holding a majority of the property.

Rupert E. Park  
Rupert E. Park

STATE OF OREGON

County of Deschutes

ss.

BE IT REMEMBERED, That on this 18th day of July, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RUPERT E. PARK, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Francis M. Deets  
Notary Public for Oregon  
My Comm. expires 1-28-69

