



# DESCHUTES COUNTY CLERK

## CERTIFICATE PAGE



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DECLARATIONS OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR THE  
PLAT OF Westbrook Village, Phase 1

THIS DECLARATION, made on the date hereinafter set forth by S. & H./Anderson, 1-03, LLC, hereinafter referred to as "Declarant".

WHEREAS, Declarant is the owner and developer of certain real property located in Deschutes County, Oregon, which is the recorded subdivision commonly known as "Westbrook Village, Phase 1". Westbrook Village, Phase 1 consists of 53 residential lots. A plat map of the subdivision is attached hereto as Exhibit A.

NOW THEREFORE, Declarant hereby declares that all properties above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of this real property and the surrounding properties and which shall run with the real property and be binding on all parties having any right, title, or interest in the desired property, or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof.

Such reservations shall be binding and effective for a period of 25 years from the date hereof, at the end of which time they shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of then owners of the lots within Such platted area has been recorded, agreeing to change said covenants and restrictions in whole or in part.

EXCEPT, however, in the event that it appears to the advantage of this platted subdivision that these restrictions should be modified, then and in the event, any modification desired may be made by affirmative vote of the instant owners of 80% of lots within this subdivision and evidenced by suitable instruments filed for public record; or if such event occurs such modification or waiver of nonconformity may be evidenced by special permission in writing by the primary developers, or their successors as developers without such vote of other owners, PROVIDED, however, that such modification or waiver shall not affect Section 1 following.

SECTION 1. LAND USE AND BUILDING TYPE:

No lot shall be re-subdivided into separate building sites. No lot shall be used except for residential purposes. No building shall be erected, placed, or permitted to remain on any lot other than one detached single-family dwelling with a private garage for not less than two (2) cars. Roofing On all structures shall be 30 year or better. Roofing materials on all structures shall be shingles, composition or better. However, the foregoing provisions shall not be interpreted to exclude construction of a private greenhouse, private swimming pool or a shelter for the protection of such swimming pool or for the storage of a boat and or any recreational vehicle kept for personal use, or a small building for storage purposes, provided the location of such structures are behind the line of residence, not visible from the street or are kept behind a sight obscuring fence. All such structures shall be in conformity with all applicable municipal regulations.

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15 OREGON AVENUE, BEND

## SECTION 2. ELEVATIONAL TREATMENT:

The following basic rules of good design are suggested:

- A. Materials such as wood, brick stone, or Hardi-Plank type material must be used whenever possible on front elevations.
- B. Where a chimney forms a prominent feature of the front of the house, it must be constructed in brickwork, stone or siding material (prominent meaning on the front of the house, or within the front half of the side elevation).
- C. Paneled or grid windows are to be used on front elevations.
- D. D. TI-II siding is not allowed on the front of the house.

## SECTION 3. DWELLING SIZE:

**ONE--STORY DWELLING** - The main floor area of the dwelling structure exclusive of basements, porches, decks and attached garages, shall not be less than 1300 square feet.

**SPLIT -LEVEL AND TWO-STORY DWELLINGS** - Shall contain a minimum floor area of 1400 square feet, with all levels exclusive of garage area within the dwelling unit included in computation of footage for such split level dwellings.

For the purpose of interpretation of this section, those dwellings with daylight basements shall be classified as single-story or two-story, based on the front yard elevation, with the daylight basement area excluded from computation of footage.

## SECTION 4. BUILDING LIMITS AND LOCATION:

No building shall be located on any lot with respect to setbacks from the front, side and rear lot lines, except in conformity with the City of Bend regulations and requirements.

## SECTION 5- COMPLETION:

Construction of the residential structure, excluding exterior decoration, must be completed within six (6) months from the date of start of construction.

## SECTION 6. LOT MAINTENANCE DURING CONSTRUCTION:

All lots must be kept neat and orderly during construction. Erosion control measures conforming with the City of Bend's regulations shall be maintained during construction. All lots will be kept mowed and free of debris. The responsibility will be the respective lot owners.

## SECTION 7. LANDSCAPING REQUIREMENTS:

All front yards and landscaping must be fully improved with landscaping completed within 120 days of completion of the residential structure. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time.

## SECTION 8. FENCES AND HEDGES:

Fences shall not detract from the building site or the area in general and in no case shall the height of the fence exceed six (6) feet. Fences, hedges or boundary walls in front yards shall not be permitted other than minor landscaping structures. Dog runs are acceptable in the subdivision as long as they are behind the line of residence, are not visible from the street or are behind a sight-obscuring fence.

#### SECTION 9. EASEMENTS:

Easements for the installation of utilities and drainage facilities are herewith reserved as shown on the official plat recorded for Westbrook Village, Phase 1. The area included in said easements shall be maintained in an attractive and well-kept condition as the remainder of the lot.

#### SECTION 10. NOXIOUS USE OF PROPERTY:

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. Yards, grounds, and buildings will be kept free of debris and maintained in a neat and sightly fashion at all times. No trash, garbage, ashes, grass, or garden clippings, or other refuse, junk vehicles, Wilderbrush or other unsightly growths or objects shall be thrown, dumped or allowed to accumulate on any lot or building site or public street.

No parking or dismantling of inoperable vehicles shall be permitted on any lot or to remain in said public street areas. The streets in front of the lots shall not be used for overnight parking of any vehicle (trucks, boats, camper, trailer or any vehicle known as "recreational vehicle") unless said vehicle shall be stored upon a lot in a garage or behind the line of residence, behind a sight obscuring fence, to minimize the visibility of said vehicle.

No trade, craft, business, profession, home occupation, commercial or manufacturing enterprises or business or commercial activity of any kind, including daycare schools, elder care, nurseries, or church schools, shall be conducted or carried on upon any residential lot or building site, or shall any goods, equipment, vehicles (including buses, boats, campers, trucks, and trailers of any description) or materials or supplies used in connection with any trade, service, or business wherever the same may be conducted, be kept, parked, stored, dismantled, or repaired on any residential lot or building site on any street within the existing property, nor shall anything be done on any residential lot or building site which may be or become an annoyance or nuisance to the neighborhood. No premises shall be used for any other purpose whatsoever except for the purpose of a private dwelling or residence. In the event any such condition shall exist, any person entitled to hereunder may use the legal powers set forth in these covenants. The use of homes as builder's models and on-site sales offices for the primary purpose of obtaining sales within the subdivision shall be exempt from the above restrictions.

#### SECTION 11. TEMPORARY STRUCTURES:

No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be permitted on any lot at any time, as a residence, or for storage, either temporarily or permanently except as used by the developers or a builder during the sales and construction period.

#### SECTION 12. SIGNS:

No sign of any kind shall be erected, maintained or displayed to the public view on any lot, except on professional signs not larger than 18 x 24 inches, advertising the property for sale. Signs used by the developers or a builder to advertise the property during the initial sales and construction period are exempt from this section. This restriction, however, shall not be construed to prohibit ornamental plates designating the name of the residence or the owner thereof.

#### SECTION 13. CLOTHES LINES:

No exterior clotheslines shall be allowed that can be seen from any street.

#### SECTION 14. MAILBOXES:

Mailboxes are to be maintained by the U.S. Postal authorities, and will be located in those areas designated by the U.S. Postal Department.

#### SECTION 15. GARBAGE AND DISPOSAL:

No lot shall be used as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers, pending collection for removal. All equipment shall be kept in a clean and sanitary condition and screened from view from the streets except on the day of pick-up.

#### SECTION 16. BUILDERS:

No dwelling on a lot shall be constructed except by a builder licensed as a general building contractor by the State of Oregon, who performs his services under the general contractor's bond as required by the State. No unlicensed or unhandred person shall be responsible for the actual construction of a dwelling, and it shall not be an exception to the licensed, bonded builder requirement that the owner is doing work or is responsible for the construction of the dwelling.

#### SECTION 17. ANTENNA AND DISHES:

There shall be no exposed radio or television transmission or receiving antennas erected, placed or maintained on any exterior of structure or land in the subdivision. No exposed satellite dishes larger than 2 feet in diameter are allowed on the exterior of any structure. No exposed dish shall be placed on the front elevation of structure or within the front half of the side elevation or yard.

#### SECTION 18. UTILITIES:

Any dwelling constructed on any lot within said plat shall take electric service, telephone and television cable through underground service wires provided to each lot at the time of subdivision lot improvement.

#### SECTION 19. EXISTING STRUCTURES:

No existing structure, residential or otherwise, shall be moved onto any lot in said subdivision, nor shall any dwelling therein be occupied prior to its completion.

#### SECTION 20. ANIMALS:

No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that not more than two (2) dogs, two (2) cats, or other common household pets may be kept, provided that they are not kept, bred, maintained for any commercial purposes, and provided that they are not permitted to cause damage, constitute a nuisance or run at large in the neighborhood.

#### SECTION 21. ENFORCEMENT:

The failure on any part of said parties affected by these restrictions, at any time to enforce any provisions hereof, shall in no event be deemed a waiver thereof or of existing violation

thereof, nor shall the invalidation of any of said reservations, conditions, agreements, covenants, and restrictions by judgment or court order affect any of the other provisions hereof; which shall remain in full force and effect.

Should any suit or action be instituted by any of said parties to enforce any of said reservations, conditions, agreements, covenants, and restrictions or to restrain the violations of any thereof after demand compliance therewith of the cessation for such demand, then in either of said events and whether such suit or action shall be entitled to recover from the defendants therein such sum as the court may adjudge reasonable attorney fees in such suit or action, in addition to Statutory costs and disbursements.

**LEGAL DESCRIPTION: Lots 1-53. Westbrook Village, Phase 1 Subdivision**

The undersigned owner of all lots of Westbrook Village, Phase 1 establish the above Covenants, Conditions and Restrictions of said Subdivision. Plat recorded in Book 2004, Page 24148 Auditor's File No. N/A.

**DECLARANT:**

S. & H./ANDERSON, 1-03, L.L.C.

David W. Sturdevant  
David W. Sturdevant, Title Managing Member

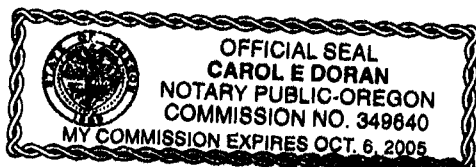
8/4/04  
Date

STATE OF OREGON           )  
  )  
COUNTY OF DESCHUTES   )

THIS INSTRUMENT was acknowledged before me on August 4, 2004 by DAVID W. STURDEVANT AS MANAGING MEMBER OF S. & H./ANDERSON, 1-03, L.L.C.

Carol E. Doran  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 10-6-2005



CS15988

## WESTBROOK VILLAGE, PHASE I

LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 18 SOUTH,  
RANGE 12 EAST, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, DECEMBER 2003

## DECLARATION SIGNATURES:

BY: DAVE STURDEVANT  
DAVE STURDEVANT, MANAGING MEMBER  
OF S.M./ANDERSON I-03 L.L.C., WESTEE

4/18/04  
DATE

## ACKNOWLEDGMENT:

STATE OF OREGON  
COUNTY OF DESCHUTES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 18, 2004,  
BY DAVE STURDEVANT, MANAGING MEMBER OF S.M./ANDERSON I-03 L.L.C., WESTEE.

Dusty Randall  
(NOTARY'S PRINTED NAME)

Wendy Randall  
(NOTARY'S PRINTED NAME)

COMMISSION NO.: 361039

MY COMMISSION EXPIRES: October, 2006 (MONTH NAME)

BY: Nancy O'Connell, Vice President  
ON BEHALF OF COLUMBIA RIVER BANK, BENEFICIARY  
DATE: 6/18/04

## ACKNOWLEDGMENT:

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COUNTY OF DESCHUTES

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BY Nancy O'Connell ON BEHALF OF COLUMBIA RIVER BANK, BENEFICIARY

Dusty Randall  
(NOTARY'S PRINTED NAME)

Wendy Randall  
(NOTARY'S PRINTED NAME)

COMMISSION NO.: 361039

MY COMMISSION EXPIRES: October, 2006 (MONTH NAME)

## LOT FILLING AND GRADING NOTE:

LOTS 31, 32, 33 CONTAINED IN THIS PLAT ARE TO BE FILLED. FUTURE INTENTIONS  
OF LOT-OWNERS CANNOT BE DETERMINED.

BY: DAVE STURDEVANT  
DAVE STURDEVANT, MANAGING MEMBER  
OF S.M./ANDERSON I-03 L.L.C., WESTEE

## POST MONUMENTATION NOTE:

DAVID R. WILLIAMS, CERTIFY THAT POST MONUMENTATION WILL BE COMPLETED WITHIN TWO  
MONTHS OF THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS.

DAVID R. WILLIAMS  
DAVID R. WILLIAMS, P.L.S. 2006

INTERIOR MONUMENTS SET PER AFFIDAVIT OF MONUMENTATION RECORDED IN VOLUME \_\_\_\_\_  
PAGE \_\_\_\_\_ ON \_\_\_\_\_

DESCHUTES COUNTY SURVEYOR

## APPROVALS:

THE PLAT OF WESTBROOK VILLAGE, PHASE I, AS LOCATED IN THE CITY OF BEND, DESCHUTES  
COUNTY, OREGON, HAS BEEN EXAMINED AND APPROVED:

Jeff Hanley  
DESCHUTES COUNTY SURVEYOR  
6-22-2004

Michael M. Wilson  
CITY OF BEND ENGINEER  
7-19-2004

Dan Van Vleet  
CITY OF BEND COMMUNITY DEVELOPMENT DIRECTOR  
7/19/2004

I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE  
Nancy O'Connell  
DESCHUTES COUNTY TAX COLLECTOR  
7-20-2004

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND SPECIAL ASSESSMENTS, FEES AND OTHER  
CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2004 - 2005 TAX ROLL HAVE BEEN PAID TO ME.  
A  
LEN ON THIS PLAT OR WILL BECOME A LIEN DURING THIS TAX YEAR HAVE BEEN PAID TO ME.

Scott Langford  
DESCHUTES COUNTY ASSESSOR  
7-20-2004

Michael M. Wilson  
DESCHUTES COUNTY BOARD OF COMMISSIONERS  
7/20/2004

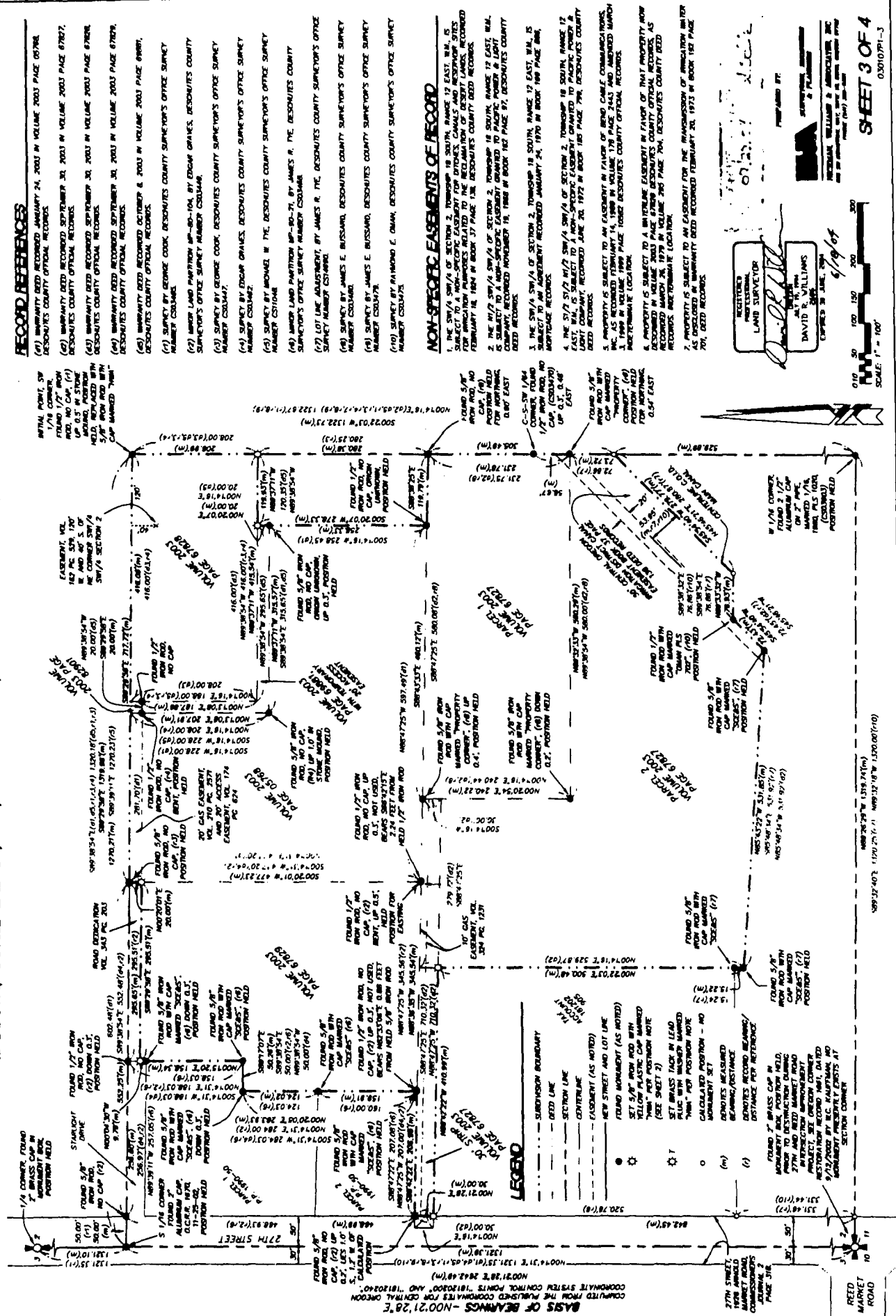
SIGNATURE BY THE CITY OF BEND COMMUNITY DEVELOPMENT DIRECTOR AND ENGINEER CONSTITUTES  
ACCEPTANCE BY THE CITY OF BEND OF ANY DEDICATION MADE HEREIN TO THE PUBLIC.

Scott Langford  
CENTRAL OREGON IRRIGATION DISTRICT  
WESTBROOK VILLAGE, PHASE I HAS AN ADJACENT 14.30 ACRES OF WATER RIGHTS LISTED IN  
CERTIFICATE NUMBER 1338. LEGAL OWNERSHIP OF 14.30 ACRES OF WATER RIGHTS MORE  
OUTLINED TO CDD. HOWEVER, THESE WATER RIGHTS REMAIN APPURTENANT TO THIS LAND  
UNTIL COMPLETION OF A WATER RIGHT TRANSFER TO REMOVE 14.30 ACRES FROM THE  
DESCHUTES PARKED. A TRANSFER AND SALE OF WATER RIGHT AGREEMENT HAS BEEN FILED TO  
REMOVE THE 14.30 ACRES OF WATER RIGHTS AND ONCE THE TRANSFERS ARE COMPLETED,  
THERE WILL BE NO WATER RIGHTS WITHIN THE BOUNDARIES OF WESTBROOK VILLAGE.

DESCHUTES COUNTY  
LAND SURVEYOR  
DAVE STURDEVANT  
DAVID R. WILLIAMS  
CITY OF BEND  
6/18/04  
SHEET 2 OF 4  
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CS15988

LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 12 EAST, WM. CITY OF BEND, DESCHUTES COUNTY, OREGON, DECEMBER 2003





LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 18 SOUTH,  
RANGE 12 EAST, W.M., CITY OF BEND, DESCHUTES COUNTY, OREGON, DECEMBER 2003

