

PROTECTIVE COVENANTS FOR  
WOODSIDE RANCH PHASE I  
A Subdivision of Deschutes County, Oregon

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned EASTERN CASCADE LAND CO., INC., an Oregon corporation, the owner of

WOODSIDE RANCH PHASE I  
A Subdivision of Deschutes County, Oregon

does 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:

ARTICLE I

ARCHITECTURAL CONTROL COMMITTEE

Section 1. Architectural Control Committee. An Architectural Control Committee is hereby established. It shall consist of three members, and shall initially be composed of KELLY F. WHITE, LOREEN M. WHITE, and GILBERT D. HELLING, AIA. A majority of the committee may designate a representative to act for it. In case of the death or resignation of any member(s) of the Committee the remaining member(s) shall have full authority to designate a successor(s). Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed by such member. In the event that the deaths or resignations of all members of the Committee shall occur without successors having been appointed, the owners shall have full power to designate successors. The Committee's approval or disapproval as required herein shall be in writing.

Section 2. Uses Prohibited Without the Consent of Committee. Unless the Committee has consented in writing, no parts of said property shall be used in any of the following ways:

(a) As a parking place for trailers, truck campers, boats, boat trailers, motorcycles, or other off-road vehicles; however, such may be used provided they are garaged or screened from the view of all roads and adjoining lots.

(b) As a place to raise domestic animals of any kind except for horses and a reasonable number of household pets, which are not kept, bred, or raised for commercial purposes and are not a nuisance to other owners.

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BEND ABSTRACT CO.  
1050 BOND, BEND, OREGON 97701

(c) As a place to burn trash, cuttings, or other items with the exception of barbecue fires.

(d) No sale of subdivided sections of tracts as platted unless also approved by Deschutes County.

(e) Second dwelling in the nature of guest houses permitted when same ownership and occupied by either employees or relatives of owner.

(f) Service outbuildings, including tackrooms and stables permitted.

(g) Except for single-strand electric fences, no metal fences permitted.

Section 3. The Committee may make rules and regulations of general applicability governing the extent to which any of the foregoing may be permitted, unless 50 percent of the owners disagree in writing within 10 days of receiving notice of the proposed rules.

Section 4. A vote of 50 percent of the owners of the section can adopt, amend, or repeal such rules.

Section 5. Architectural Control Committee Consent. In all cases in which Architectural Control Committee consent is required the following provisions shall apply:

(a) Material Required to be Submitted. Where consent must be acquired by lot owners or any association of owners from the Architectural Control Committee, plans, specifications, and other material the Committee determines to be necessary to enable it to evaluate the proposal must be submitted at least 30 days in advance of the occurrence which requires consent.

(b) Architectural Control Committee Discretion and Guidelines. The Architectural Control Committee may at its discretion withhold consent to any proposal if the Committee finds the proposal to be inappropriate for the particular lot or inconsistent with the quality and high design standards of Woodside Ranch. Considerations such as color, design, view, effect on other lots, and the quality of existing terrain and vegetation and any other factors which the Architectural Control Committee deems to be relevant may be taken into account by the Committee in determining whether or not to consent to any proposal.

(c) Failure to Act. In the event the Architectural Control Committee fails to render its decision with respect to any proposed work within the 30 days granted it in Section 5(a) the Committee shall conclusively be deemed to have consented to the proposal.

(d) Effective Period of Consent. Architectural Control Committee consent shall be revoked one year after issuance unless the work has been commenced or the owner has applied for and received an extension of time from the Architectural Control Committee.

## ARTICLE II

### RESTRICTION ON USE OF PROPERTY

Section 1. Use and Occupancy of Private Areas. Each owner shall be entitled to the exclusive use and benefit of each lot owned by him, except as otherwise expressly provided herein.

Section 2. Construction and Alterations of Improvements in Private Areas. No person, association, or owner shall construct or reconstruct any improvement on any lot or alter or refinish the exterior of any improvement on any lot, make any change in any lot, whether by excavation, fill, alteration of existing drainage, or the cutting or removal of vegetation, shrubs, or trees, install a utility, outside antenna, or other outside wire on a lot unless such person, association, or owner has first obtained the consent thereto of the Architectural Control Committee.

Section 3. Maintenance of Lots. Each lot and its improvements shall be maintained in a clean and attractive condition, in good repair, and in such fashion as not to create a fire hazard.

Section 4. Type of Building. No building other than a single-family dwelling for private use may be constructed on any lot. No mobile home or trailer may be used as a residence.

Section 5. Appearance. All garbage, trash, cuttings, refuse, refuse or garbage containers, fuel tanks, clothes drying apparatus or lines, and other service facilities shall be screened from view from neighboring lots and common areas in a manner approved by the Architectural Control Committee.

Section 6. Signs. No sign shall be placed or kept on a lot other than a sign made of natural wood material with black lettering stating the name of the occupant and/or the lot, if any, and the address. Signs shall be approved by the Committee and shall be used to advertise only.

Section 7. Utilities. No ground utilities, pipes, or wires shall be used to connect improvements with supplying facilities.

Section 8. Offensive or Commercial Activities. No offensive or commercial activity shall be carried on in any lot nor shall anything be placed or constructed on any lot or anything done on a lot which interferes with or jeopardizes the enjoyment of other lots, common areas, or private recreational areas.

Section 9. View. The height of improvements or imported vegetation and trees on a lot shall not materially restrict the view of other lot owners. The Architectural Control Committee shall be the sole judge of the suitability of such heights. If the Architectural Control Committee determines there is such restriction in the view of other lot owners, written notice shall be delivered to the offending owner. If after 30 days the improvement, vegetation, or trees are not removed or reduced in height as directed by the Architectural Control Committee, the Committee shall enter the offending lot, complete the removal or reduction, charging the owner of the lot the reasonable cost for work done. This section is not to be read as justification to create views not present when the lot was originally purchased.

Section 10. Independent Water System Prohibited. Independent water wells and systems are prohibited without the consent of the Committee.

Section 11. Lighting. No exterior lighting or noise-making devices shall be installed or maintained on a lot without written Architectural Control Committee consent.

Section 12. All driveways must be composed of gravel, cinders, concrete, or asphalt and shall have a maximum width of 12 feet. Only one driveway shall be permitted per lot, except circular driveways will be permitted where practical.

Section 13. All landowners must comply with the laws and regulations of the State of Oregon, county of Deschutes, and any municipality, applicable to fire protection, building constructions, water sanitation, and public health.

Section 14. No more than 12 months construction time shall elapse for the completion of a permanent dwelling.

Section 15. Septic tanks and drainfields must meet County Health Department standards.

Section 16. No motorized vehicles other than automobiles may be operated on the property in the project.

Section 17. The equestrian easements, as shown on the official plat, are restricted for horse travel for use only by owner of lots within the plat or invited guests.

Section 18. No firearms shall be discharged upon the property.

### ARTICLE III

#### GENERAL PROVISIONS

Section 1. Term. The covenants are to run with the land and shall be binding on all parties and all persons claiming

under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 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.

Section 2. Enforcement. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages and may be brought by any property owner in the Addition.

Section 3. Severability. 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 31 day of MAY, 1972

EASTERN CASCADE LAND CO., INC

By [Signature]  
President

By John C. Schmitt  
SECRETARY

STATE OF OREGON, County of Deschutes, ss:

1972

Personally appeared KELLY F. WHITE and LOREEN M. WHITE, who, being sworn, stated that they are respectively the President and Secretary of EASTERN CASCADE LAND CO., INC., and that this instrument was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My Commission Expires: Aug 1 - 1976

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