

PROTECTIVE COVENANTS FOR THE SUBDIVISION OF
FIRST ADDITION TO MEADOWVIEW ESTATES

DESCHUTES COUNTY, OREGON

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Richard D. Kerr and Jane L. Kerr, who are the owners of FIRST ADDITION TO MEADOWVIEW ESTATES, as platted and recorded in Book 7, page 62, Deschutes County, Oregon Plat Records, 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 purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars.
2. DWELLING AND SIZE. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 950 square feet for a one-story dwelling, nor less than 850 square feet for a dwelling of more than one story.
3. BUILDING LOCATION. Front Yard. There shall be a front yard having a depth of not less than twenty-five (25) feet. Side Yard. There shall be a side yard on each side of the main building and each side yard shall have a width of not less than five (5) feet. The combined widths of both side yards shall not be less than fourteen (14) feet; however, on corner lots the side yards on the street shall not be less than ten (10) feet in width. Detached Accessory. Detached accessory building shall be located not less than sixty (60) feet from the front lot line and shall not project into the required side yard on the street side of a corner lot. Where no alley exists accessory buildings shall be located not less than eight (8) feet from the rear lot line. Rear Yard. There shall be a rear yard of not less than twenty-five (25) feet in depth. Open Space. Every required front, side and rear yard shall be open and unobstructed from the ground to the sky.
4. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 9600 square feet.
5. 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.
6. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

7. TERM. These covenants are to be run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenant 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.

8. 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.

9. 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 13th day of April, 1965.

Richard D. Kerr
RICHARD D. KERR

Jane L. Kerr
JANE L. KERR

ACKNOWLEDGMENT. State of Oregon, County of Deschutes, s.s.
On this 13 day of April, 1965 before me appeared Richard D. Kerr and Jane L. Kerr, both to me personally known, and who executed the within instrument, and acknowledged to me that they 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.

Margaret L. Zimmerman
Notary Public for Oregon
My commission expires 8-13-67

No. _____
(STATE OF OREGON)
County of Deschutes
I hereby certify that the within instrument
of writing was received for Record
the 13th day of April
A. D. 1965 at 3:40 o'clock P.M.
and recorded in book 143
on page 158 Record
of Deschutes County
By _____

BEND ABSTRACT COM.
1050 BOND STREET
BEND, OREGON