

PROTECTIVE COVENANTS, RESTRICTIONS, AND CONDITIONS
FOR "TOP OF OLD BEND"
Phase 2

Section I
ARCHITECTURAL GUIDELINES

The purpose of these guidelines is to protect property values and preserve the quality of life in the subdivision. The following architectural guidelines shall be observed by each property owner.

ROOFS shall be of the same material and color as the original "Quincy Bungalows", located at Quincy Ave. and 11th Street. Said material is to be metal and the color is to be marine green as per existing "Quincy Bungalow" buildings.

EXTERIOR WALLS & TRIM shall be of wood or stucco and can be left natural, or stained and/or painted. **T1-11 is not an acceptable siding material.** If colors are utilized, they must be within the "Craftsman" color spectrum. Cedar shingles used as siding material shall be their existing natural color or a craftsman color.

DECKS AND PORCHES: The following materials are acceptable for decking, porches and patios: cedar, redwood, concrete, aggregate, or pavers. Railings to be of appropriate materials in keeping with those used in decking or patios.

FENCES: No chain link, placite, or metal fences will be allowed. Acceptable fencing materials are as follows: cedar, redwood, masonry or stone. Fence or wall height not to exceed six feet. Fence or wall materials to be left in their natural, unpainted state or stained.

EXTERIOR LIGHTING will be of a style in keeping with the craftsman style of architecture and will be so placed to eliminate glare to adjacent property owners and passersby.

LANDSCAPING: The use of wild flowers, natural flora, ground covers and native grasses are encouraged. All trees and shrubs must be indigenous to the high mountain desert or similar climate zones.

Section II
RESTRICTIONS ON USE OF PROPERTY

USE AND OCCUPANCY OF PRIVATE AREAS: Each owner shall be entitled to the exclusive use and benefit of each lot owned by him, except for those areas of said lots with easements or which are otherwise expressly provided for herein.

MAINTENANCE OF PROPERTY: Each lot and its improvements shall be maintained in a clean and attractive condition, kept in good repair, and in such a manner as not to create a fire hazard. The following shall be screened from public view: all garbage, trash, refuse, plant debris and cuttings, and their containers; and any clothes drying apparatus/lines, or other service facilities.

Section III
PROHIBITED USES

No Part of said properties may be used in any of the following ways:

1. No offensive or commercial activities will be allowed either within a dwelling or on its lot. HOWEVER, a home office is allowed within each dwelling.
2. As a parking or storage place for trailers, motor-homes, truck campers, boats, boat trailers, snowmobiles, or other off-road vehicles. HOWEVER, any of the aforementioned may be stored within the garage or in space provided in alley.
3. As a place to burn trash, cuttings, or other refuse. HOWEVER, barbecues are allowed.
4. As a place to raise domestic animals of any kind, i.e., swine, horses, cattle, goats, or poultry. HOWEVER, a reasonable number of household pets which are not a nuisance to other property owners and are not being kept for the purposes of breeding or boarding and are not being raised for any commercial purpose whatsoever.

Sept 15, 1995
DATE

[Signature]
BARRETT J. BEST

Sept 15 1995
DATE

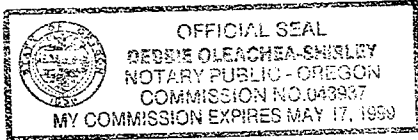
[Signature]
ROBERT J. LAROCO

Sept 14, 1995
DATE

[Signature]
TIMOTHY D. MACKANESS

STATE OF OREGON)
) ss.
 County of *Multnomah*

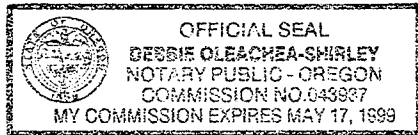
Before me, a Notary Public for Oregon, appeared the above named **BARRETT J. BEST**, who acknowledged that he signed the foregoing Protective Covenants, Restrictions and Conditions for "Top of Old Bend" Phase 2, as his voluntary act and deed.



Dottie Oleachea-Shirley
 Notary Public for Oregon
 My Commission Expires: 5-17-99

STATE OF OREGON)
) ss.
 County of *Multnomah*

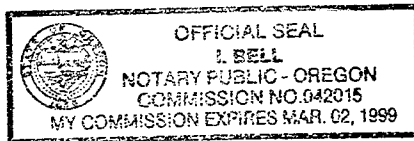
Before me, a Notary Public for Oregon, appeared the above named **ROBERT J. LAROCCO**, who acknowledged that he signed the foregoing Protective Covenants, Restrictions and Conditions for "Top of Old Bend" Phase 2, as his voluntary act and deed.



Dottie Oleachea-Shirley
 Notary Public for Oregon
 My Commission Expires: 5-17-99

STATE OF OREGON)
) ss.
 County of *Oregon*

Before me, a Notary Public for Oregon, appeared the above named **TIMOTHY D. MACKANESS**, who acknowledged that he signed the foregoing Protective Covenants, Restrictions and Conditions for "Top of Old Bend" Phase 2, as his voluntary act and deed.



L. Bell
 Notary Public for Oregon
 My Commission Expires: 3/2/99

385 - 0743

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

95 SEP 19 PM 3:07

MARY SUE PENHOLLOW
COUNTY CLERK

BY *M. G. G. G. G.* DEPUTY
NO. 95-32919 FEE 20
DESCHUTES COUNTY OFFICIAL RECORDS