DESCHUTES COUNTY OFFICIAL RECORDS
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2007-33242

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Deschutes County Clerk

Certificate Page

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Re-recorded to correct [give reason] _____
previously recorded in Book _____ and Page _____,
or as Fee Number _____.

Urban Acres Home Owners Association

Return to Mark Frank
4701 W Antler
Redmond Or. 97756

URBAN ACRES CC&Rs

3 4 yes

Declarant: Urban Acres Home Owners Association

URBAN ACRES

Redmond, Or.

COVENANTS, CODES AND RESTRICTION

As Urban Acres subdivision is designed for both year round and mini-farm living, it is the intent of the homeowners that the development maintain a controlled decor with continuity of building appearance in order to protect property values

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BUILDING RESTRICTIONS

All buildings constructed within Urban Acres, and additional thereto, must have the building plans approved by the Plan and Site Review Board prior to the start of construction. This also applies to fences, outbuildings and all other above ground improvements.

The Plan and Site Review Board will consist of the current Vice President of the Board of Directors of the Urban Acres Property Owners Association, and 2 property owners elected at large from the membership of the property owners association.

• 1. Site and Plan approval will be based upon the following general provisions:

a. All building site locations must be approved by the plan and site review board must have rustic exteriors.

b. All fences, outfuilding, and permanent structures and other improvements must have their design , color and composition material approved by the Plan and Site Review Board.

c, All building impovements shall be compatible with neighboring dwellings and structures.

d.All structures shall have roofs with color and material approved by the Plan and Site Review Board.

2 All animals, including dogs, must be kept within the confines of the property or on a leash.

3. No vehicles may be dismantled or parked in a dismantled condition within the view of any other propertyor a roadway.

4 Eaach property shal be maintained in a clean and attractive condition. No property owner shal allow wood, paper, equipment, metal objects or vehicle parts to accumulate on his/her property in a manner that can be seen from any other property or from a roadway.

5. All activites within the subdivision must conform to Deschutes County Zoning Ordinances.

6 .Recreational vehicles and motorcycles may be operated within the development if operated safely and in a manner that is not offensive to neighbors.

7 Horses, cattle and household pets are allowed on the properties. All other livestock may only be kept with permission of the plan and site review board of the property owners association.

8. Outdoor lighting shall not shine onto adjacent properties.

9 The plan and site review board may, at its discretion,require any property owner who has livestock, to provide animal tight fencing to prevent the livestock from being a nuisance to neighboring property owners.

10. All recreational vehicles (i. e. boats, motor homes, trailers etc.) must be parked in such a way as not to offend neighboring property owners.

11 All buildings must be suitable for year round use and must be placed on permanent foundations, consisting of concrete, or pumice blocks.All structures must comply with Deschutes County building code and be constructed on the building site with no move-in residences (i. e. RVs, campers, manufactured homes etc.). All homes must have a minimum heated living space of 2500 square feet not including the garage. Fences and improvements must be constructed in a work-man-like manner and kept in a condition of good repair. Fences wich border roads must be constructed and /or maintained in a manner which conforms to the existing Aim vinyl pasture rail fencing of the other properties.

12. No building shall be constructed, nor trees planted, so as to impede or block the view of a neighboring property owner

13 All property owners shall comply with the laws and regulations of the state of Oregon, county of Deschutes, and Redmond Fire Department

14. A temporary structure may only be used as living quarters during the construction of permanate dwelling.

15 Commercial, professional trade or business activity shall only be carried out in such a way as to remain unobtrusive and non-offensive to neighboring property owners.

16. All garbage, trash, cuttings, refuse, garbage and refuse containers, fuel tanks, clothes lines, and other service facilities shall be screened from view from neighboring properties.

17. Septic tanks and drain fields must meet County Health Department standards.

18. Property owners are advised that domestic water is supplied by individual wells. Domestic water supply therefor, is the responsibility of each individual owner.

19. The Plan and Site Review Board shall have authority to enforce these covenants. In the event that it has to bring suit or action to enforce these covenants, the prevailing party shall have its/his/her/attorney fees paid by the other party at trial or upon appeal.

20. The Plan and Site Review Board maintains final authority in all disputes pertaining to the CC&Rs for Urban Acres.

21 These CC&Rs may only be amended by the agreement of 75% of the prorerty owners.

Urban Acres Property Owners Association 3255 sw 58th st.

Redmond OR. 97756

Owner

_____ Date: _____
Owner

_____ Date: _____
Owner

_____ Date: 6/13/07
President, Urban Acres Homeowners Association

State of Oregon)
) ss.
County of Deschutes)

This instrument was acknowledged before me on June 13, 2007
by Mark Ford as President of Urban Acres Homeowners Association

_____
Notary Public

OFFICIAL SEAL
CAROL E DORAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 396732
MY COMMISSION EXPIRES OCT. 6, 2009

State of Oregon)
) ss.
County of Deschutes)

This instrument was acknowledged before me on_____
by _____.

_____
Notary Public

State of Oregon)
) ss.
County of Deschutes)

This instrument was acknowledged before me on_____
by _____.