



DEED 80 36 063

PLAN OF BEAR GULCH SUBDIVISION

OBJECTIVES

Bear Gulch Subdivision is a Subdivision consisting of 16 lots on 80 acres located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Twp. 9 S., R. 37, E., W.M., in Baker County, Oregon and it is owned by Jack Christensen and Martin Leuenberger, hereinafter known as Subdividers. Bear Gulch Subdivision is a rural recreational/residential Subdivision which will provide unusually scenic and attractive residential and recreational homesites.

By setting forth restrictions and reservations to be followed in the development of Bear Gulch Subdivision, Subdividers hope to assure that property within the Subdivision will have maximum financial and aesthetic value for those who require it and thereby prevent deterioration of property as a result of carelessness or misuse on the part of any owner within said Subdivision.

SUBJECTIVE OF PROPERTY TO THE PLAN OF BEAR GULCH SUBDIVISION

Property within Bear Gulch Subdivision will be subjected to the Plan of Bear Gulch Subdivision by the Subdividers filing this Plan in the Deed Records of Baker County, Oregon.

LAND CLASSIFICATIONS & USES WITHIN BEAR GULCH SUBDIVISION

Land classifications within areas subjected to this Plan are private lots which will be served by easements across portions of said lots identified on the official plat of Bear Gulch Subdivision, Bear Gulch Road, Bear Gulch Loop Road and Apollo Road. Said easements shall be non-exclusive easements and shall be available for use by all lot owners in the Subdivision, together with any other land owners in the W $\frac{1}{2}$ of Section 34 Twp. 9 S., R. 37 E., W.M. The lot owners in the Subdivision shall be responsible for maintaining said easements to their taste, or for the construction of roadways upon easements where no roadways presently exist.

Other easements across private property to the nearest county road shall also be appurtenant to the lots in the Subdivision, together with the easements recorded on the official plat of the Subdivision.

RESTRICTIONS RELATING TO BUILDING, LANDSCAPING & LAND USE

The following restrictions relating to improvements and uses are necessary to preserve the aesthetic beauty of Bear Gulch Subdivision:

- 1) All lots are to be used solely for recreational or residential purposes. No more than one family may dwell or raise a structure on any said lot. No lot or structure shall be raised nearer than 30 feet from any lot line not bordering on an easement, nor nearer than 60 feet from any easement on the official plat of the Subdivision. Prior to the raising of any residence, the lot owner shall thin an area around the proposed site of the residence with a radius of not less than 50 feet, unless the 50-foot radius would cause thinning to be done on an adjacent lot. Said thinning shall be done in accordance with Oregon Department of Forestry or its successor agency standards. All structures to be used as residences or outbuildings on the lots in the Subdivision are to be of a permanent nature. No structure of a temporary character, such as a trailer or mobile home without a permanent foundation, shack, barn or tent shall be used as a recreational or residential dwelling or outbuilding, PROVIDED, HOWEVER, that a trailer may be used as a residence for a period not to exceed one year so long as the lot owner is actively pursuing construction of a permanent residence on the property. All double wide mobile homes on permanent foundations with skirting shall be allowed, and single wide mobile homes shall be allowed only if they are new and at least 10 feet wide and 50 feet long. Nothing herein contained shall prevent a person from using the lot to park a mobile home, camper or trailer