

75 10 060

PROTECTIVE COVENANTS AND RESTRICTIONS

THAT AREA KNOWN AS

BLACK MOUNTAIN RANCH

Land in Baker County, Oregon, as follows:

In Twp. 11 S., R. 39 E., W.M.

Section 17: NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ (Part 1)
Section 18: S $\frac{1}{2}$ NE $\frac{1}{4}$ (Part 1)
Section 17: S $\frac{1}{2}$ (Part 2)
Section 18: E $\frac{1}{2}$ SE $\frac{1}{4}$ (Part 2)

No resident shall abuse, misuse, or waste said property and agrees to maintain said property in good condition, particularly the timber, water resources, and exposed areas.

No resident shall bring upon the property a trailer, mobile home, or other movable or portable or temporary structure, including any sort of metal shed, barn, or shop building, for no longer than 90 days, a non-renewable time period. Tents, yurts, wigwams, and other historically and environmentally harmonious non-metal shelters are permitted and may be used as temporary or permanent residences.

All buildings shall be constructed of natural materials such as wood, stone, adobe, logs, etc., and none shall be constructed of metal or employ metal exterior siding. Metal may be used on a structure's roof provided it is painted a flat, inconspicuous color. No building shall be constructed concrete block, or solid poured concrete except where used as foundation or veneered exteriorly with wood, stone, or other natural material. No stucco, masonite, aluminum, or other synthetic material may be used for the exterior surfacing on any building.

There will be no form of hunting or trapping of wildlife permitted on property, nor any activity which might endanger the flora and fauna of the area. Small scale agricultural endeavors are allowed.

No firearms shall be discharged on property except in an emergency.

Although all roads on property are the private domain of the residents, those residents shall not inhibit or hinder the right-of-way of other residents utilizing those roads, or inhibit or hinder, unreasonably, the access of bona-fide guests to their resident-host's properties.

No activity will be permitted which is of a noxious, or excessively noisy nature, or which provides a serious threat to the safety of the other residents or to the environment, such as uncontrolled burning, the dumping of toxic chemicals or materials into air or soil.

50% of the rights to all natural water resources on the property is retained by the below listed owners of said property until such a time as individual agreements can be worked out with specific residents and water resources, so that these resources can be sensibly and fairly used.

No building shall be constructed within 50 feet of a property line.

No resident shall subdivide and resale any parcel of less than 5 acres.

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