

W.C. Mc Lunday Oct 14, 1970
James D. Husley Sept 13, 1970
John C. Wright RB Nov 27, 1970

MISC 73 45 013

BUILDING AND USE RESTRICTIONS
 ELKHOR ESTATES ADDITION I
 BAKER, COUNTY, OREGON

MAX SIMPSON and ESTHER F. SIMPSON, being the sole owners of the subdivision known as ELKHOR ESTATES, ADDITION I, Baker County, Oregon as platted and Recorded in the Plat Book 44 page 18, as of the 9th day of November, 1970, Baker County, Oregon plat records, do hereby and by these presents subject said subdivision, and the whole thereof, to the following Building and Use Restrictions.

1. All lots shall be used only for residential purposes.
2. No lots shall ever be dividid into more than one tract.
3. No residence shall be located on a y lot nearer than 20 (twenty) feet from any lot line.
4. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be don thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at a y time as a residence, either temporarily or permanently. PROVIDED, however, that trailers of property owners may be made permanent dwellings on their lots, in accordance with simplicity, good proportions and an appearance of naturalness to the surroundings.
6. The shooting of firearms on the premises is prohibited.
7. No animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except pets, provided that they are not kept, bred or maintained for any commercial purpose and do not create objectional noise or odor.
8. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and such rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers at all times, and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.