

DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS OF HORIZON VISTA SUBDIVISION, IN YACHATS,  
LINCOLN COUNTY, OREGON

The above subdivision is zoned Residential R-1, by the City of Yachats, as described in Ordinance 73, Article 2, paragraph 2.010, and thereby restricted in use. The developer declares the following Covenants, Conditions, and Restrictions for the subdivision.

- A. One single family residential building allowed, per lot.
- B. A travel trailer, or recreational vehicle may be used as a temporary dwelling during the construction of a permanent for which a building permit has been issued.
  - 1. Such construction must commence within 90 days of the date that the travel trailer, or recreational vehicle is placed on lot, for the above purpose.
  - 2. Such construction must be completed within a period of one year from construction commencement date, and the travel trailer, or recreational vehicle removed upon completion.
- C. Accessory buildings shall be allowed, as shall accessory uses, to the extent necessary and normal, in a residential neighborhood. A minimum distance of 6 feet shall be maintained between the dwelling, and accessory buildings. No accessory buildings shall be allowed in street yards.
- D. Other use restrictions - No occupational business shall be conducted from any dwelling in the subdivision.
- E. Standards shall be as follows:

Yards - The minimum yard standards shall be maintained as follows, subject to compliance with City of Yachats Ordinance 73, Article 2, Sec 2.010, paragraph 3, subparagraph B.

- 1. Front yard setback shall be a minimum of 20 feet.
- 2. Side yard setback shall be a minimum of 5 feet.
- 3. Street side yard setback shall be a minimum of 20 feet,
- 4. Rear yard setback shall be a minimum of 5 feet
- 5. Setbacks shall apply to any part of any building on lot, including patios, decks, porches, eaves or any other projections, except walkways.
- 6. No trees, shrubs, or any visual impairment shall be in excess of 20 feet in height, measured from grade level at the site of construction on Lots 6, and 7, nor in excess of 6 feet in height, within 20 feet of the street line, on Lots 1,2,3,4, and 5.

(Unless  
variance is  
granted by  
City.)  
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F. Building requirements:

1. Height - No building on Lots 6, and 7, shall exceed a height greater than 20 feet, as measured from the highest point, at the immediate site of construction. No accessory building will exceed fifteen feet, or one story, whichever is the lesser, measured as indicated above.

2. Structures - Structures shall have a foundation of concrete, or comparable materials, in conformance with the Uniform Building Code

Exterior of all structures shall be completed with new, or finish materials, within one year of start of construction.

All structures will conform with the Uniform Building Codes, for the State of Oregon, and FHA/VA standards.

3. Lot Coverage - The total ground space used by all the structures on one lot shall not exceed 30% of the lot area. Refer to City of Yachats Ord. 73

4. Parking - All residential properties shall provide at least 2 permanent parking spaces, off the street. Any parking space must be at least 20 feet long, and 10 feet in width, per space.

All parking spaces, garages, or carports, will provide for egress and ingress adequate to accomodate any auto of standard size.

Parking spaces will not be allowed within any part of required yards, except on designated driveways. Any additional vehicles, trailers, boats, or other equipment, shall be under cover, or out of sight.

G. Recreational Vehicles:

1. Recreational vehicles may be parked on any lot, by the owner of that lot, for temporary living purposes, subject to Ordinance 73, Article 9, Sec. 9.060, exception being that such use in this subdivision is restricted to no more than 90 consecutive days

F. Livestock:

1. No owner, or any other person, shall house, keep, or permit to graze upon the land, any livestock, of any nature. Domestic canines and felines excepted.

In Witness Whereof, Declarant has hereunto set his hand, and seal, this 12<sup>th</sup> day of May 1985

Charles R. Cox - Known as Declarant, did personally appear before me, this 12 day of May 1985, did subscribe and swear that the foregoing instrument is his voluntary act and deed.

Notary Public for Oregon - [Signature]  
My Commission Expires 7-23-87