

09-22-95A09:32 RCVD

BUILDING RESTRICTIONS AS ESTABLISHED
BY THE ARCHITECTURAL CONTROL COMMITTEE
LATAKOMIE SHORES BEACH CLUB, INC.

The Architectural Control Committee (ACC) of Latakomic Shores Beach Club, Inc. is composed of the Board of Directors. It has been established in accordance with Article 3 of the covenants, conditions and restrictions (CC&R's) recorded for each tract in the Latakomic Shores Beach Club subdivision. The purpose of the ACC is to help insure property owners that (1) the general plan of the development is followed, and all property is protected against construction which may impair its value, (2) in order to accomplish this purpose the ACC shall approve all construction plans as specified in the CC&R's and the Rules and Regulations of Latakomic Shores Beach Club, Inc.

1. All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon or to any lot, and the proposed location thereof on any lot or lots, the construction material, the roofs and exterior color schemes, any later changes or additions after initial approval thereof, and any remodeling, reconstruction, alterations, or additions thereto on any lot shall be subject to and shall require the approval in writing of the Architectural Control Committee prior to commencement of any such work of improvement.

As a means of defraying its expenses, the ACC may institute and require a reasonable filing fee to accompany the submission of plans to it. No additional fee shall be required for resubmission of plans revised in accordance with ACC recommendations.

The ACC shall approve or disapprove plans, specifications, and details within 60 days from the receipt thereof or shall notify the person submitting them that an additional period of time, not to exceed 30 days, is required for such approval or disapproval. Plans, specifications, and details not approved or disapproved within the time limits provided herein shall be deemed approved as submitted. Plans, specification and details with the approval or disapproval, endorsed thereon, shall be returned to the person submitting them. A second copy may or may not be required for Latakomic Shores's files.

The ACC shall have the right to disapprove any plans, specification, or details submitted to it in the event the same are not in accordance with all of the provisions of this declaration; if the design or color scheme of the proposed building or other structure is not in harmony with the general surroundings of such lot or with the adjacent buildings or structures; if the plans and specifications submitted are incomplete; or in the event the ACC deems the plans, specifications, or details, or any part thereof, to be contrary to the interest, welfare, or rights of all or any

part of the real property subject hereto or the owners thereof. The decisions of the ACC shall be final.

Neither the ACC nor any officer, agent, or employee of the ACC shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing provisions, nor for any structural or other defects in any work done according to such plans and specifications.

Plans for boat docks, shelters, etc., on lakefront lots shall be submitted to the Committee for approval.

2. The ACC has broad discretion in approving or disapproving submitted plans, but general compliance with the following guidelines will aid an applicant in obtaining approval:

A. No Mobile homes, Manufactured ^{Dwellings} ~~Homes~~ or Modular homes are allowed.

B. Dwellings, exclusive of porches and garages, should be not less than 1200 sq. ft.

C. Exterior colors of dwellings and structures should be painted muted colors so as to blend in with the landscape and character of the community.

D. Roofs may be clay or cement tile, or asphalt shingle. If asphalt shingles are used they must be a 25 year architecturally designed type, and a sample of the material must be provided to the ACC for approval. Wood shingles and wood shake roofs may also be approved but are discouraged due to the increased fire risk they present.

E. Vent pipes should be placed on the rear of buildings and not be visible from the street, and must be painted to blend with roof.

F. Chimney flues (metal) must be boxed up to 6 inches from the top. Spark arrestors are required.

G. Construction materials should be new. However, a limited amount of old material may be used.

H. Tanks for storage of fuel shall be below ground or otherwise screened.

I. Garages are required. Carports are not permitted.

J. All trash receptacles must be kept contained out of sight or screened from view.

3. The builder/contractor has the duty and obligation to:

A. Arrange with the ACC for its inspection of the foundation forms prior to pouring of any concrete and again after a final inspection of the work of improvement has been obtained from Klamath County.

B. Furnish a sanitary facility on the property during construction.

C. Keep grounds clear of trash by providing a dumpster or removing trash daily. No burning of trash is permitted unless a burning permit is obtained from the Forestry Service.

D. Check the recorded plot map of the lot to determine the existence and location of any easements for utilities, drainage, slope, etc., which may limit development of the lot.

E. Comply with the Klamath County Building Department to obtain a building permit and to otherwise comply with the rules and regulations of the County of Klamath relating to construction.

F. Obtain prior written approval for any changes or alterations to the approved plans and specifications including but not limited to the changes of exterior colors on any existing buildings.

4. The Committee may allow reasonable variances and adjustments from or to the recorded CC&R's and Rules and Regulations of Latakomie Shores in order to overcome practical difficulties and prevent unnecessary hardships in the application of the provisions contained herein provided, however, that such is done in conformity with the intent and purposes hereof and provided also that in every instance such variance or adjustment will not be materially detrimental or injurious to other property or improvements in the neighborhood.

5. Every building, dwelling or other improvement shall be completed within six (6) months after the beginning of such construction.

6. Landscaping of the tract of land as viewed from the frontage street must be completed within one year after construction is completed. This landscaping can include a utilization or changing or placing or introduction of cultivated, man-made, or natural elements. These Natural elements might include, but not limited to, volcanic rocks, ground bark, or gravel, but in no way does "natural elements" as it is used here include only or merely rearranging or leveling or removing the natural elements existing on the lot prior to construction. The yard will be landscaped or organized in accordance with prevailing ideas of beauty and it could include such topographical features as hills and valleys or flat grading, and the planting of such growing things as trees, shrubs, grass, and flowers, and the placements of fences. All buildings, fences, walls, etc. will be maintained whether the dwelling is occupied or unoccupied, and kept in good condition and repair and not allowed to become unsightly by reason of unattractive growth, or the dying off of plantings, or the accumulation of rubbish or debris on the landscaped lot.

APPROVED ON

BY THE BOARD OF DIRECTORS

Oct 2, 1993

Oct. 3, 1993

Oct 2, 1993

Elizabeth E. Budy, VICE PRES.

Therman Blankenship PRES.

Adrienne P. Williams SEC'y./TREAS.

ADDENDUM TO
BUILDING RESTRICTIONS AS ESTABLISHED
BY THE ARCHITECTURAL CONTROL COMMITTEE
LATAKOMIE SHORES BEACH CLUB, INC.

To preserve our trees in Latakemie Shores Beach Club, Inc. from commercial or private use no trees may be cut down, damaged, destroyed or disposed of on any lot without the permission of the Architectural Control Committee. This includes all dead, diseased or fallen trees.

The Architectural Control Committee will meet with the lot owner to discuss which trees should be cut down after house plans have been submitted for approval to the ACC.

APPROVED ON 9/16/95

BY THE BOARD OF DIRECTORS

RETURN TO

Thomas Blankenship, PRES.
Adrienne P. Williams, SECY/
Stanley E. Williams - BOARD MEMBER

LATAKOMIE SHORES
3787 MAIDU WAY
CHILOQUIN, OR 97624

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Latakemie Shores the 22nd day
of Sept A.D., 19 95 at 9:32 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 25640

FEE \$25.00

By Bernetha G. Letsch, County Clerk
[Signature]