

2008-007742

Klamath County, Oregon



05/28/2008 02:58:10 PM

Fee: \$36.00

541-536-5237

Att:

Kim Russell

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After recording return to:

Alyssa / Planning

RESTRICTIVE COVENANT Fire Siting Standards

The undersigned, being the record owners of all of the real property described as follows; LARRY VICKI HAUGSTED and further identified by "Exhibit A" attached hereto, do hereby make the following restrictive covenant(s) for the above-described real property, specifying that the covenant(s) shall run with the land and shall be binding on all persons claiming under such land, and that these restrictions shall be for the benefit of and limitation on all future owners of said real property.

In consideration of approval by Klamath County, Oregon of a land use permit to construct a single family dwelling on property designated by the Klamath County Assessor's Office as Tax Lot 500 in Township 23 South, Range 9 East, Section 1, the following restrictive covenant(s) hereafter bind the subject property:

1. All new dwellings shall comply with the following:

All structural developments shall have a dependable supply of water adequate for normal daily consumption and peak emergency needs. The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with OAR 690, Division 10 and OAR 690, Division 20 and that any surface water used is not from a Class II stream as defined in OAR 629-24-101 (3).

Individual residences where a permanent source of water with a capacity of 4000 gallons or more at the lowest flow such as a stream, pond, or lake exists within 500 feet of the home site, road access shall be provided to within 15 feet of the water's edge. Access to water shall be not less than 15 feet wide, shall be an improved and maintained surface and shall have an improved vehicle turning area of sufficient size to accommodate local fire protection equipment.

Where residences are supplied with individual water systems without a permanent source of water for fire suppression, the following standards shall apply:

At least one 1 inch standpipe shall be provided at least 50 feet from a building and shall have adequate protection from freezing weather. A standpipe shall be located no greater than 10 feet from any driveway.

Electrical service to a well pump shall be from independent service drops that do not pass through or onto any building.

2. Road access to new dwellings shall, at a minimum, meet the following standards:

A. Maximum grade shall not exceed 10 percent.

B. Road surface must be a minimum of 20 feet wide, all weather surface capable of supporting a fire apparatus at 60,000 lbs.

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- C. The entire right-of-way shall be maintained as a fuel break free of brush and other flammable material.
 - D. The length of cul-de-sacs shall not exceed 700 feet.
 - E. Cul-de-sacs shall have a right-of-way with a 50 foot radius and an improved vehicle turning area not less than 80 feet in diameter.
 - F. Bridges or culverts shall have a minimum load limit of 40,000 lbs (20 ton) and shall not be narrower than the improved travel surface serving each end.
3. Construction of new dwellings and other structures shall meet the following standards:
- A. Roofing materials shall carry a minimum of Class B rating. In areas of extreme fire hazard rating, Class A rated roof shall be required.
 - B. Manufactured homes shall be fully skirted from the floor-line to the ground-line. Vents or openings in skirting shall be screened with corrosion-resistant mesh with a mesh size not greater than ¼ inch.
 - C. All dwellings shall install a spark arrest on all chimneys. It shall be constructed of nonflammable, corrosive-resistant material. The opening in the mesh shall be no larger than ¼ inch.
4. Properly fuel breaks, landscaping and maintenance may be planned in accordance with the guidelines found in "Protecting your Home from Wildfire", available from the Planning Department or the Oregon Department of Forestry. The following minimum standards shall apply:
- A. Primary Fuel Break: all residences shall create and maintain a primary fuel break not less than 30 feet in width extending from the wall line of the structure. Primary fuel breaks consist of vegetation less than 3 inches high. Isolated landscape trees are acceptable if no branches overhang. Trees shall be thinned to 15 feet between tree crowns, and dead limbs near or over-hanging any structure shall be removed.
 - B. Secondary Fuel Break: beyond a primary fuel break, residences shall create and maintain a secondary fuel break not less than 70 feet wide on the down-slope side of a residence and 35 feet on all other sides. Extend the fuel break to 100 feet on the downhill side where steep slopes or dense vegetation are present. Secondary fuel breaks consist of live trees and shrubbery pruned to reduce the possibility of fire reaching roofs of structures or the crowns of trees. Low-growing plants and grasses are to be maintained to prevent the buildup of flammable fuels.
 - C. Wherever practicable, fences shall be constructed of nonflammable materials and maintained to eliminate the buildup of flammable refuse.

D. Outbuildings and accessory structures will meet the same standards as the residence or primary structure in terms of building construction and fuel breaks.

5. Home identification signs shall be posted at the nearest county, state or federal road serving the residence, and shall comply with the Klamath county house numbering system in existence. Home identification signs may be constructed of nonflammable materials with letters at least 3 inches high, 1/2 inch line width, and a reflective color that contrasts sharply with the background of both the sign itself and the surrounding vegetation.

6. In areas subject to the State Scenic Waterway Program, compliance with the primary and secondary fuel-free building setback requirements of this agreement may be modified to comply with specific siting standards contained in a state approved Scenic Waterway Management Program when such regulations conflict.

This covenant shall not be modified or terminated except by the express written consent of the owners of the land at the time, and the Klamath County Community Development Department, as hereafter provided.

KLAMATH COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this covenant and shall have the right, if it so desires, to enforce any or all of the covenant(s) contained herein by judicial or administrative proceeding. This covenant is made pursuant to the provisions of the Klamath County Land Development Code.

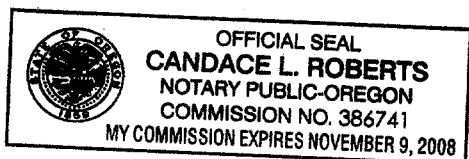
Dated this 16 day of May, 2008.

Larry Haugsted
Record Owner

Vicki E. Haugsted
Record Owner

STATE OF OREGON)
County of Klamath) ss.
CR Baker

Personally appeared the above names Larry Haugsted and Vicki E. Haugsted and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 16 day of May, 2008
By Candace L. Roberts



Candace L. Roberts
Notary Public for State of Oregon
My Commission Expires:

Note: A copy of the recorded instrument must be returned to Community Development Planning Dept before permits can be issued.

45999

EXHIBIT A:

Lot 4 in Block 9 of Wagon Trail Acresges Number One, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument in the declaration for Wagon Trail Acresges No. 1 Second Addition, as follows: "...declares that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas leased scenic areas, and common areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the master design may provide."

2. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
Recorded : August 30, 1972 in Volume M72 page 9766, Deed records of Klamath County, Oregon
Recorded : July 30, 1975 in Volume M75 page 8741, Deed records of Klamath County, Oregon.
As amended by instrument
Recorded : January 5, 1977 in Volume M77 page 207 and Volume M77 page 210, all Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 16th day
of December A.D. 19 98 at 11:37 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 45998
Bernetha G. Letach, County Clerk

INDEXED Hutton Area
D. ✓ L. ✓

