

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
THREE RIVERS RECREATION AREA**

This declaration made this 3rd day of March 1996, by Three Rivers Architectural Committee and the Three Rivers Landowners Association Board of Directors and adopted by the Three Rivers Landowners. Association membership will supersede any and all other covenants and restrictions, excluding the area within Three Rivers Recreation Area under the Three Rivers Recreation Area waterfront zoning

1) LEGAL DESCRIPTION

A parcel of land located in Jefferson County, State of Oregon, more particularly described as follows TOWNSHIP 11 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN  
Section 25: Lot 1

Section 26: Lots 1, 2, 3, and 4, the southeast quarter, the north half of the southwest quarter

Section 35: East half, the east half of the southwest quarter

Section 36: All

TOWNSHIP 11 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN:

Section 31: South half of the southwest quarter, northeast quarter of the southwest quarter, the southwest quarter of the southeast quarter

TOWNSHIP 12 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN

Section 1: North half, the southwest quarter

Section 2: A11

Section 3: South half of the north half: the south half

Section 4: Southeast quarter of the southeast quarter

Section 12: The northwest quarter, north half of the southwest quarter, southeast quarter of the southwest quarter

Section 11: The northeast quarter, west half of the northwest quarter, south half of the southeast quarter, northwest quarter of the southeast quarter

TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN

Section 6: Northwest quarter, west half of the northeast quarter

EXCEPTING THEREFROM the rights and property conveyed to Herbert H Anderson and Barbara B Anderson by deed recorded May 21, 1965 in Jefferson County Deed Records, Volume 38 Page 517

SUBJECT TO Restrictions, easements, rights of way and reservations of record and existing rights of way.

ALSO a right of way 60 foot in width over the land described in Jefferson County Deed of Records at Volume 38, page 517

2) DEFINITIONS

- a) Three Rivers Recreation Area is the land as described in Section 1 above
- b) Three Rivers Landowners Association are all property owners in the Three Rivers Recreation Area.

- c) Three Rivers Landowners Association Board of Directors are the nine people elected at the annual Three Rivers Landowners Association meeting to conduct the associations' business.
- d) The Three Rivers Landowners Associations' architectural committee will consist of seven regular members appointed by the Three Rivers Landowners Association board of directors, and the committee shall have at least one member of the Three Rivers Landowners Association board of directors as a regular committee member. Appointments will be for a 24-month duration each.
- e) Full-time permanent residence is any lot that is lived on more than 180 days per year.
- f) Private areas are those lots within the Three Rivers Recreation Area owned by Three Rivers Landowners Association members.
- g) Common areas consist of all land within Three Rivers Recreation Area owned by Three Rivers Landowners Association.
- h) Structures: Any building erected on a lot that is not portable.
- i) Dwelling: Any unit used and occupied as a residence by a single family.
- j) Recreation Vehicle (RV.): Portable movable living quarters.

### 3) ARCHITECTURAL COMMITTEE

Generally the architectural committee will be responsible for the approval of plans and specifications submitted for development, construction and improvement of the private areas of Three Rivers Recreation Area. The committee shall review applications and plans submitted for consideration at regularly scheduled meetings and/or special meetings called for that purpose. A meeting to approve applications shall have no less than three permanent committee members present for such approvals or denials. Consent and approval by the architectural committee to any matter proposed to it shall not be deemed to constitute a waiver or set a precedent impairing the committee's right to withhold approval to any other matter proposed or submitted to the committee for consent and approval. Neither the architectural committee or any renter thereof shall be liable to any property owner or to the association for any damage, loss or prejudice suffered or claimed due in accordance with the knowledge possessed by them and acted in good faith. Any decisions of the architectural committee shall be subject to appeal to the Three Rivers Landowners Association board of directors.

### 4) PROPERTY USE

All property use must meet Three Rivers Recreation Area zoning for health and sanitation and county specifications.

- a) Lot sizes are described in Three Rivers Landowner Association bylaws, ovenants and zoning.
- b) Any structures or dwellings sited on lots must meet Jefferson County approval.
- c) All driveways leading from roads having a drainage ditch and maintained by the association shall use a 12" culvert where the driveway and road meet. The culvert shall be placed in such a way as to prevent erosion damage to the roadway. The property owner shall be responsible for all damage caused by such erosion.

5) WHAT CAN BE BUILT OR SITED ON ANY LOT

- a) One full-time permanent residence: this could be a RV as long as it is connected to proper sanitation and wastewater facilities.
- b) Storage and use of RV's is allowed on property provided they are not permanently occupied, they meet health and sanitation requirements, and they are maintained in a neat and orderly manner and meet all county codes if applicable.

6) STRUCTURES

Before any building or structure can be built at Three Rivers Recreation Area, an architectural committee application form together with a set of plans and/or detailed description of the proposed improvement must be submitted to the architectural committee for review. After approval by the architectural committee all required permits shall be obtained for the proposed project from Jefferson County and/or the State of Oregon before such project may begin. All shall be done in compliance with all state and county codes. Approval by the architectural committee will not unreasonably be withheld or denied if the plans and specifications submitted are similar in general design, quality and generally in harmony with the overall appearance and uses of Three Rivers Recreation Area. Any changes or modifications to plans previously submitted and approved shall be approved by the architectural committee.

The work of constructing all buildings or structures shall be prosecuted diligently and proceed continuously from commencement until the building or structure is fully completed and painted. No structure or building can be moved on to any lot or acreage without meeting the application and permit process.

No fence, wall, or sign shall be erected or hedge be planted or located on any lot at a height as to unreasonably obstruct the view from any other lot or lots.

7) WATER AND SEWAGE

All water supply systems and sewage disposal systems shall be designed, located, constructed and operated in accordance with the requirements of Three Rivers Recreation Area zoning, applicable laws, rules and regulations of public health authorities.

8) NUISANCE REGULATIONS

- a) Garbage and refuse disposal: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, debris or other waste, and these materials shall not be kept except in sanitary containers that are removed and hauled away and emptied at regular and timely intervals. All waste must be disposed of within county and state regulations. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- b) Nuisance: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done on the property which may be or may become an annoyance or nuisance to recreational use for this property. County and state leash laws for pets

will apply to all areas and shall strictly be enforced. No land use shall be allowed which will cause excessive noise to the degree that it is an annoyance or nuisance to any neighbor.

9) FIRE PROTECTION STANDARDS

- a) To protect structures from fire, the perimeter around all structures within TRRA zone shall be cleared of brush and other vegetation, with the exception of mature trees, to a distance of at least 20 feet.
- b) Camp fires and/or trash and debris burning shall be limited to constructed fire pits and/or burn barrels. Fires shall be restricted during periods of extreme fire danger, as indicated by the fire department, the county, Oregon State Forestry or the Bureau of Land Management.
- c) To control and prevent the spread of an active fire on Three Rivers, the Three Rivers Volunteer Fire Department has the right to remove grass, brush, and trees from all properties within Three Rivers Recreation Area.

10) PROPANE CAMP FIRES (Procedures for Propane Campfires)

- a) All outdoor Propane Gas campfires, Patio Fire pits and Gas Fire pits must be UL listed and approved.
- b) All propane type campfires must be registered at the front gate, which will in turn notify the fire department.
- c) You must obtain a green address sign (also ordered at the front office) and have it installed at the end of your driveway in a visible location.
- d) Keep your flame at a reasonable height and away from low-lying branches.
- e) Be aware that if you connect your propane line to your main tank, rather than to a gas bottle, that you must obtain a mechanical permit from Jefferson County and have the installation done to their specifications.

## **Section 319 -Three Rivers Recreation Area Zone (TRRA)**

In a TRRA Zone, the following regulations shall apply:

**A. Uses Permitted:**

The following uses and their accessory uses are permitted on any parcel in the TRRA zone:

1. One single-family dwelling or a manufactured home subject to Section 408.
2. Seasonal RV and/or tent camping, subject to installation of a septic system or vault toilet and gray water sump constructed to Department of Environmental Quality standards.
3. Individual on-site RV storage facilities.
4. Day care home.
5. Limited Home Occupation, pursuant to Section 410.1.
6. Non-residential accessory buildings such as pole barns, garages, shops, riding arenas, animal barns, hay storage, etc. that will be accessory and subordinate to an existing residence on the same parcel. No semi-trailers, shipping containers or converted manufactured dwellings shall be permitted or used for onsite storage purposes.
7. Raising of livestock, subject to compliance with the standards in Section 407 and the fencing standards in Section 321.4.

**B. Uses Permitted in Common Area:**

The following uses and their accessory uses are permitted in common areas owned by the Three Rivers Recreation Area Homeowners Association:

1. RV dumping/waste disposal facility.
2. Park, playground, golf course and similar community recreational facilities, including accessory uses such as a concession stand.
3. Community fire station.
4. Gate house.
5. Laundromat

- C. Administrative Uses.  
The following uses and their accessory uses may be approved by the Planning Director under the Administrative Review procedures in Section 903.4 if found to comply with the listed criteria:
1. Home Occupation, subject to compliance with the standards and criteria in section 410.
  2. Temporary medical hardship dwelling, subject to compliance with the standards and criteria in section 422.3.
  3. Utility and communication facilities, subject to Site Plan Review in accordance with Section 414. Approval of a wireless communication tower is also subject to the requirements of Section 427.
- D. Conditional Uses.  
The following uses and their accessory uses may be approved by the Planning Commission following a public hearing in accordance with the procedures in Section 903.5 if found to comply with the criteria in Section 602:
1. Public buildings, structures and uses.
  2. Church, grange, cemetery, community center, school and similar uses.
  3. Airport.
- E. Minimum Lot Size: The minimum lot size for new lots shall be five (5) acres.
- F. Setback Requirements (minimum): Front- 30 feet, Side - 15 feet, Rear - 15 feet. Rim setback distance shall be in accordance with the standards in Section 412.
- G. Riparian Protection Standards: All structures and uses shall comply with the riparian protection standards of Section 419, if applicable.
- H. Fire Protection Standards: All new construction shall comply with the fire safety standards in Section 426.
- I. Outdoor Lighting: Outdoor lighting shall comply with the standards in Section 405.
- J. Exterior Building Materials: Exterior walls, trim and roof on any building within 1/2 mile of Lake Billy Chinook shall be finished in a non-reflective, flat tone in earth colors to blend with the surrounding landscape. (Amended 2007 Jefferson County Zoning Ordinance)