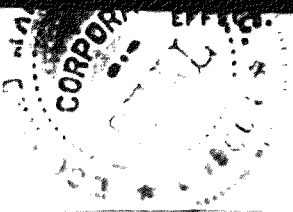


DECLARATION OF RESTRICTIONS, CONDITIONS,
COVENANTS, CHARGES, AND AGREEMENTS AFFECTING

WOODARD MARINA ESTATES INC.
SKAMANIA LANDING
SKAMANIA COUNTY, WASHINGTON
TOWNSHIP 2 NORTH, RANGE 6, EAST WILLAMETTE MERIDIAN

1. EACH OWNER IS RESPONSIBLE FOR THE UPKEEP, ERADICATION OF NOXIOUS WEEDS, ETC. FROM HIS INDIVIDUAL LOT. IF NOT SO MAINTAINED THE HOME OWNERS ASSOCIATION WILL DO SO AND ASSESS THE OWNER FOR SAME.
2. THE GROUND FLOOR AREA OF THE DWELLING, EXCLUSIVE OF OPEN PORCHES AND GARAGE, SHALL NOT BE LESS THAN 800 SQUARE FEET.
3. NO HOME SHALL VIOLATE ANY STATE OR COUNTY BUILDING REGULATION.
4. EASEMENTS SHALL BE THOSE OF RECORD.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME A NUISANCE OR ANY ANNOYANCE TO THE NEIGHBORHOOD.
6. NO STRUCTURE OF A TEMPORARY CHARACTER, SUCH AS A BASEMENT, TENT, SHACK OR GARAGE, AND NO TRAILER OR MOBIL HOME, SHALL BE USED AS A RESIDENCE AT ANY TIME.
7. DESIGN OF HOMES SHALL BE HARMONIOUS TO THE SETTING IN WHICH THEY ARE PLACED. PLACEMENT OF THE HOME ON THE LOT MUST BE PASSED UPON BY THE OWNERS ARCHITECTURAL COMMITTEE. NO TREES SHALL BE REMOVED FROM ANY LOT, EXCEPT TO MAKE WAY FOR THE ERECTION OF A HOME, EXCEPT WITH THE PERMISSION OF THIS COMMITTEE.
8. THE EXTERIOR OF ANY DWELLING BUILT ON A LOT SHALL BE COMPLETED ON THE OUTSIDE WITHIN SIX MONTHS OF THE DATE OF COMMENCEMENT OF CONSTRUCTION.
9. NO SIGNS SHALL BE DISPLAYED TO PUBLIC VIEW ON ANY LOT, EXCEPT AS FOLLOWS: (A) ONE PROFESSIONAL SIGN NOT LARGER THAN ONE SQUARE FOOT; (B) ONE SIGN NOT LARGER THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT; (C) BUILDER'S SIGN DURING THE CONSTRUCTION AND INITIAL SALE PERIODS.
10. NO ANIMALS, INCLUDING POULTRY, SHALL BE RAISED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT RAISED OR KEPT FOR COMMERCIAL PURPOSES AND ARE NOT PERMITTED TO CAUSE DAMAGE OR DISCOMFORT TO NEIGHBORS.
11. NO LOT SHALL BE USED AS A DUMPING GROUND FOR GARBAGE, RUBBISH, OR OTHER WASTE. ALL GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS, AND INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION.
12. NO INDIVIDUAL LOT OR GROUP OF LOTS SHALL BE USED FOR BUSINESS OR COMMERCIAL PURPOSES EXCEPT AS NOTED ON THE ORIGINAL PLAT.
13. SEWAGE DISPOSAL - NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS DESIGNED, LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF CLARK SKAMANIA DISTRICT DEPT. OF HEALTH, COUNTY COURT HOUSE, STEVENSON, WASHINGTON OR COUNTY COURT HOUSE, VANCOUVER, WASHINGTON.
14. ALL BUILDINGS SHALL BE SO CONSTRUCTED AS TO MAINTAIN A MINIMUM DISTANCE OF FIVE FEET FROM ANY PROPERTY LINE.
15. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THEY ARE RECORDED, AFTER WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT CHANGING THEM IN WHOLE OR IN PART HAS BEEN SIGNED BY A TWO-THIRDS MAJORITY OF THE THEN OWNERS OF THE LOTS, AND RECORDED.
16. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THESE COVENANTS, EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

VALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND



See attached

BOOK J PAGE 163

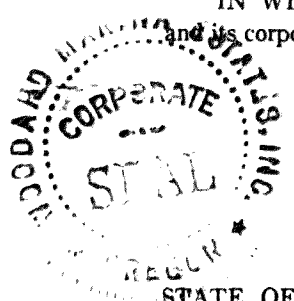


IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 5th day of May, 1967

WOODARD MARINA ESTATES, INC.

By Ernest B. Lashart President.

By Don Christensen Vice-President X Secretary.



STATE OF WASHINGTON, }
County of Clark } ss.

On this 5th day of May, 1967 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me known to be the President and Vice President Secretary, respectively, of Woodard Marina Estates

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

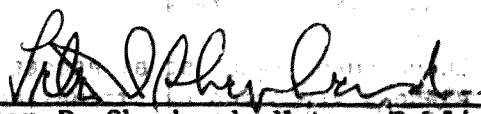
Virginia G. Syron
Notary Public in and for the State of Washington,
residing at Vancouver, Wash.

We have read the restrictions, conditions, covenants, charges and agreements listed on the reverse side of this document and accept them as evidenced by our signatures below.

Peter D. Shepherd Jane M. Shepherd
 Egbert H. Don - Claire G. Don
 Violet M. Harnock - Arthur Harnock
 Roy J. Schreiber
 Ralph W. DeBriac Katherine M. DeBriac
 Sharon Tiffany
 Richard W. Cooper Marilyn Cooper
 Sig Sater
 Harold W. Younger, Jr. Francis M. Younger
 Gerald D. Payne Charlotte A. Payne
 Samuel E. H. Nellie H. Noble
 Mrs. Hazel Greale
 Mrs. Velma Huston
 Clarence O. Fritz
 Katie L. (Allores) Fritz

The above individuals signed this document before me this 7th day of May, 1967.

My commission expires October 13th, 1970.


 Peter D. Shepherd, Notary Public