

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

WOODARD MARINA ESTATES, INC.

SKAMANIA LANDING

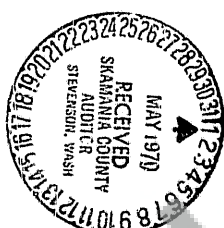
Skamania, Washington

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 may 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. No noxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.
5. No structure of a temporary character, such as a basement, tent, shack or garage, and no trailer or mobile home shall be used as a residence at any time. Variances may be granted by the Owners Architectural Committee to allow for periods of construction up to three months, with a minimum of one additional renewal permit for an additional period not to exceed three months.
6. 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.
7. 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. The outside premises shall be kept neat and orderly at all times.
8. 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.
9. 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.
10. 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.
11. No individual lot or group of lots shall be used for business or commercial purposes except as noted on the original plat.
12. 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.

DECLARATION OF RESTRICTIONS, CONDITIONS, (Cont'd)

13. All buildings shall be so constructed as to maintain a minimum distance of     feet from any property line with set backs from county road not less than fifteen feet.
14. 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.
15. 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.
16. Invalidity 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 effect.
17. The owner or contract purchaser must, prior to building or construction, apply for, pay for and receive a building permit from the Owners Architect Committee according to said Committee's rules and regulations.



Hazel Gresli  
Chairman

Harold Wyninger  
Member

Ansie Kauskalis  
Member

Velma A. Huston  
Member

Ralph W. DeBrie  
Member

STATE OF WASHINGTON,) ss.  
County of Skamania

On this 20th day of September, 1968, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Hazel Gresli, Chairman, Ralph DeBrie, Member, Ansie Kauskalis, Member, Velma Huston, Member, and Harold Wyninger, Member, to me known to be the Chairman and Members, respectively, of the Owners Architectural Committee, the Owners Architectural Committee that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Committee, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

Witness my hand and official seal hereto affixed this 20th day of September, 1968.

Ralph W. DeBrie  
Notary Public in and for the State of Washington, residing at Stevenson, Washington



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## DECLARATION OF RESTRICTIONS, CONDITIONS, (Cont'd)

13. All buildings shall be so constructed as to maintain a minimum distance of five feet from any property line with set backs from county road not less than fifteen feet.
14. 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.
15. 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.
16. Invalidation 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 effect.
17. The owner or contract purchaser must, prior to building or constructing, apply for, pay for and receive a building permit from the Owners Architectural Committee according to said Committee's rules and regulations.



Hazel Gresli  
Chairman

Harold Wyninger, Jr.  
Member

Ansis Kauskelis  
Member

Velma B. Huston  
Member

Ralph W. DeBriac  
Member

STATE OF WASHINGTON, )  
County of Skamania ) ss.

On this 20th day of September, 1968, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Hazel Gresli, Chairman, Ralph DeBriac, Member, Ansis Kauskelis, Member, Velma Huston, Member, and Harold Wyninger, Member, to me known to be the Chairman and Members, respectively, of the Owners Architectural Committee, the Owners Architectural Committee that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Committee, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

Witness my hand and official seal hereto affixed this 20th day of

September, 1968.

Ralph W. DeBriac  
Notary Public in and for the State of  
Washington, residing at Stevenson

