



DECLARATION OF COVENANTS AND RESTRICTIONS FOR BEACON HIGHLANDS

The following covenants and restrictions shall run with the land, shall be binding upon and inure to the benefit of all parties hereto, their successors, and assigns, and shall be a part of all transfers and conveyances of the property or any portion thereof. Such covenants and restrictions shall be binding on the land in Beacon Highlands and shall be effective until July 1, 2010 and at the end of such time they shall automatically be extended for successive periods of ten (10) years, unless an instrument signed by the owners of fifty percent (50%) in area of the land in Beacon Highlands has been recorded, agreeing to change said covenants in whole or in part. Modifications may be made at any time by the owners of 75% in area of the land in Beacon Highlands; said modifications shall be evidenced by suitable instruments filed for public record. Beacon Highlands is located in Skamania County, Washington and is described in the survey by Olson Engineering filed with the Skamania County Auditor under No. 91239 (VOL. 1 PAGE 257).

1. Structure Location. No structure shall be located on any site, except it be in compliance with applicable health and planning regulations and requirements of the governmental body having jurisdiction within the area.
2. Water Supply and Sanitary Facilities. Sewage disposal shall be through septic tanks and drainfields, all of which shall be located and installed in strict conformity with applicable regulations and approved by the Skamania County Health Department.
3. Nuisances. No noxious or offensive activity shall be carried on upon any land, nor shall anything be done or permitted

thereon which may be or may become a health hazard, annoyance, or nuisance to the neighborhood.

4. Only one dwelling per ten acre parcel. No more than one single family dwelling shall be constructed on any of the nine ten acre parcels in Beacon Highlands prior to July 1, 1990, without written permission of all adult owners of the property in Beacon Highlands.

5. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in a sanitary fashion pending disposal. Disposal of said material shall be in accordance with local anti-pollution regulations.

6. Set Back Regulations. No structure shall be located within 75 feet of any road easement nor within 30 feet of any boundary line. The word "structure" shall include mobile homes.

7. Enforcement. Should any suit be instituted to enforce any of the above covenants and restrictions, or to restrain the violation of any of the covenants and restrictions, after demand for compliance therewith or for the cessation of such violation, and failure to comply with such demand, then and in either of said events, and whether such suit be reduced to decree or not, the party instituting the suit shall be entitled to recover from the defendants therein such sum as the court may adjudge reasonable attorney fees in addition to statutory costs and disbursements.

DATED this 11th day of Sept., 1980.

LEWIS RIVER PROPERTIES, INC.

BY: Bon a Elmer
President
BY: Ruthleen L. Elmer
Secretary



DECLARATIONS OF COVENANTS AND RESTRICTIONS - 2

LAW OFFICES OF
Linderholm, Mamovich,
Lewerth, Witterlides, Maraf,
Wilkinson & Klossner, Inc., P.S.
Broadway at Evergreen, Suite 403
P.O. Box 1086
Vancouver, Wa. 98660
(206) 436-1112

STATE OF WASHINGTON)
) SS.
 County of Clark)

On this 11 day of September, 1980, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROY A. ELMER and KATHLEEN L. ELMER, to me known to be the President and Secretary, respectively, of LEWIS RIVER PROPERTIES, INC., 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 are 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.

Ruano Larson
 Notary Public in and for the
 State of Washington, residing
 at Vancouver.

IN THE STATE OF WASHINGTON
 COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN-

INSTRUMENT OF WRITING, BY & BY

Lewis River Properties, Inc.
Vancouver, WA

REGISTERED	11:05 AM Sept 12 1980
INDEXED: B.R.	AS RECORDED IN BOOK 78
INDEXED: T	OF Deeds T PAGE 668
RECORDED:	RECORDS OF SKAMANIA COUNTY, WASH.
COMPARED	<u>D. P. T. H.</u>
MAILED	COUNTY AUDITOR

DECLARATIONS OF COVENANTS AND RESTRICTIONS - 3

LAW OFFICES OF
 Kanderholm, Menonch,
 Larson, Whitlides, March,
 Wilkinson & Kloss, Inc., P.C.
 Broadway at Evergreen, Suite 400
 P.O. Box 1088
 Vancouver, Washington 98668
 (206) 695-2212