


IMPOSITION OF COVENANTS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, That GEORGE F. CHRISTENSEN and ANN CHRISTENSEN, husband and wife, and ROBERT K. LEICK and CLAUDIA J. LEICK, husband and wife, being the owners of real property located in Skamania County, State of Washington, described as LEICK/CHRISTENSEN SHORT PLAT NO. 1 and LEICK/CHRISTENSEN SHORT PLAT NO. 2, duly platted short plats being recorded in Book 2 of Short Plats, at pages 138 through 139D, records of Skamania County, Washington, do hereby impose the following restrictive covenants upon portions of said property:

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- (1) There shall be no dwelling units built upon Lots 1 and 4 of Short Plat No. 1 for a period of seven years from the date hereof. Said lots may contain outbuildings attendant to a single family residence.
 - (2) The owners hereby covenant that with regard to Lots 1, 2 and 3 of Short Plat No. 2, they, their successors or assigns, shall, for a period of 10 years from the date hereof, not construct more than 1 residence on the combination of all three lots; that any of the three lots may be selected as the site for the residence but the other two lots shall contain only attendant outbuildings and shall not be used during this period of time for additional residences, single family or otherwise; nor shall any of said lots be used for commercial activities.
 - (3) There shall be no mobile or factory built homes placed upon any of said lots except during construction of a single family residence on a temporary basis.
 - (4) Any single family residence which is under construction shall be completed within 18 months from the time started.
 - (5) All outbuildings on all of the lots within both short plats shall be constructed in such a manner so as to cause as little interference as possible with the views from the single family residence lots.
 - (6) Owners of each lot shall be assessable for the maintenance of the community water system servicing the two subdivisions and in the event a dispute arises as to the contribution owed by any individual owner, the parties agree to submit said dispute to arbitration before any registered arbitrator or any other party agreed to by all parties and such a decision by said arbitrator shall be final and the costs of said arbitration shall be borne equally by the parties in its' agreement.

THESE COVENANTS shall affect only those lots specifically mentioned and shall run with the land for the durations stated above.

IN WITNESS WHEREOF, this instrument has been executed by
the proper parties this 13th day of October, 1981.

George F. Christensen, Jr.
GEORGE F. CHRISTENSEN, JR.

Ann Christensen
ANN CHRISTENSEN

Robert K. Leick
ROBERT K. LEICK

Claudia J. Leick
CLAUDIA J. LEICK

ACKNOWLEDGED AND APPROVED:

Daniel C. Joudrey
DANIEL C. JOUDREY

Carolynn B. Joudrey
CAROLYNN B. JOUDREY

STATE OF WASHINGTON)
County of Skamania) ss.

On this 13th day of October, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GEORGE F. CHRISTENSEN, JR. and ANN CHRISTENSEN, husband and wife, and ROBERT K. LEICK and CLAUDIA J. LEICK, husband and wife, to me known to be the persons described in and who executed the foregoing IMPOSITION OF COVENANTS AND RESTRICTIONS, acknowledging that they each do so as their own free act and deed, for the uses and purposes therein mentioned.

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

Shirley A. Pisto
Notary Public in and for the State of
Washington, residing at Stevenson

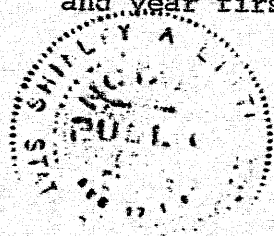


ROLL 101981B
MARRIAGE APPLICATIONS
DAILY RECORDINGS
BOARD OF COUNTY COMMISSIONERS

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this 14th day of October, 1981, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DANIEL C. JOUDREY and CAROLYNN B. JOUDREY, husband and wife, to me known to be the persons described in and who executed the foregoing IMPOSITION OF COVENANTS AND RESTRICTIONS, acknowledging that they each did so as their own free act and deed, for the uses and purposes therein mentioned.

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



Shirley G. Little
 Notary Public in and for the State of
 Washington, residing at Stevenson

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 DAILY RECORDINGS
 BOARD OF COUNTY COMMISSIONERS