

103145

BOOK 105 PAGE 161

RESTRICTIVE COVENANTS FOR LOT 4 OF THE RUBY SOOTER SHORT PLAT AS RECORDED IN
IN BOOK 3 OF SHORT PLATS ON PAGE 113, SKAMANIA COUNTY RECORDS.

THE UNDERSIGNED, RUBY SOOTER, BEING THE OWNER OF ALL OF THE LOTS IN THE ABOVE MENTIONED RUBY SOOTER SHORT PLAT, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIVE COVENANTS ON LOT 4 OF SAID SHORT PLAT.

1. NO BUILDING WHATEVER EXCEPT A PRIVATE DWELLING HOUSE WITH THE NECESSARY OUT BUILDINGS, INCLUDING A PRIVATE GARAGE, SHALL BE ERECTED, PLACED OR PERMITTED ON THE CONVEYED PREMISES OR ANY PART THEREOF, AND SUCH DWELLING HOUSE PERMITTED ON THE CONVEYED PREMISES SHALL BE USED AS A PRIVATE DWELLING ONLY; PROVIDED, HOWEVER, THAT THE ORIGINAL GRANTEE (BUT NOT HIS ASSIGNS OR SUCCESSORS) MAY PLACE A SINGLE-WIDE MOBILE HOME ON THE CONVEYED PREMISES FOR USE AS A RESIDENCE FOR A PERIOD NO LONGER THAN THREE (3) YEARS FROM THE DATE OF SIGNING THE AGREEMENT. THE TERM "DWELLING HOUSE" AS USED HEREIN SHALL INCLUDE A DOUBLE-WIDE MOBILE HOME OR MODULAR HOME, BUT SHALL NOT INCLUDE A SINGLE-WIDE MOBILE HOME.

2. THIS LOT SHALL NOT BE USED FOR ANY COMMERCIAL PURPOSES WHATEVER UNLESS THE PRIOR CONSENT OF ALL OTHER OWNERS OF LOTS IN SAID SHORT PLAT IS FIRST OBTAINED IN WRITING.

3. NO HORSE, COW, HOG, GOAT, OR ANY OTHER TYPE OF LIVESTOCK SHALL BE KEPT OR MAINTAINED ON THE PROPERTY CONVEYED BY THE WITHIN CONTRACT OR ANY PORTION THEREOF, NOR SHALL ANY CHICKEN YARD OR SIMILAR FACILITY BE MAINTAINED THEREON. NUMBER OF DOMESTIC PETS KEPT MUST BE WITHIN REASON. NO MORE THAN (2) TWO DOGS SHALL BE KEPT OR MAINTAINED ON THE CONVEYED PROPERTY.

4. NONE OF THE OAK OR CONIFER TREES OVER FOURTEEN INCHES IN DIAMETER AT BREAST HEIGHT PRESENTLY GROWING ON THE CONVEYED SHALL BE CUT, DAMAGED, OR DESTROYED UNLESS THE PRIOR CONSENT OF THE UNDERSIGNED, HER HEIRS AND ASSIGNS, IS FIRST OBTAINED IN WRITING.

5. THE PRESENT ACCESS TO LOT 4 IS IN THE SAME PLACE AS THE EASEMENTS TO:

THE MR. AND MRS. ROBERT E. ANDERSON)
THE MR. AND MRS. LE ROY GODFREY) PROPERTIES
THE MR. AND MRS. STEVE L. LEEK)

THE PRESENT CROSSING OF THE CORNER OF LOT 1 IS A PRIVILEGE THAT MAY BE REVOKED AT THE OPTION OF THE OWNER OF LOT 1.

6. THE ABOVE LOT SHALL AT ALL TIMES BE KEPT FREE OF JUNK, DEBRIS, CAR PARTS, INOPERABLE MOTOR VEHICLES AND ANY OTHER ACCUMULATION OF MATERIAL WHICH CONSTITUTES AN EYESORE AND DETRACTS FROM THE AESTHETIC VALUE OF THE PROPERTY OR THE NEIGHBORHOOD.

7. THESE COVENANTS SHALL BE ENFORCEABLE BY THE UNDERSIGNED OR THE OWNER OF ANY OTHER LOT IN SAID SHORT PLAT. IN THE EVENT LEGAL ACTION IS TAKEN TO ENFORCE ANY OF THESE COVENANTS, THE PREVAILING PARTY SHALL BE ENTITLED TO REASONABLE ATTORNEY FEES.

8. THESE RESTRICTIVE COVENANTS ARE DECLARED TO BE SEVERABLE AND IN THE EVENT ONE OR MORE ARE DECLARED BY A COURT OF COMPETENT JURISDICTION TO BE UNENFORCEABLE, THE REMAINING RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

Registered ☒
Indexed, ☒
Indirect ☐
Filmed ☐
Mailed ☐

BOOK 105 PAGE 162

IN WITNESS WHEREOF I HAVE SET MY HAND THIS 14th DAY OF May 1987.

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) SS.

Ruby D. Sooter
RUBY D. SOOTER

SUBSCRIBED AND SWORN TO THIS 14th DAY OF May 1987.

Peggy B. Lowrey
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: 2/23/91



FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE
MAY 14 4 05 PM '87
GARY M. JOHNSON