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BOOK 118 PAGE 47

FILED TO RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

MAR 6 10 33 AM '90

RESTRICTIVE COVENANTS TO LOTS 4, 5, 6 AND 7
OF THE ELVA SOOTER SUBDIVISION AT UNDERWOOD, WA
AS RECORDED IN BOOK "B", PAGE 59
OF SKAMANIA COUNTY SUBDIVISIONS
AUDITOR
GARY H. OLSON

THE FOLLOWING RESTRICTIVE COVENANTS, ARE IMPOSED ON LOTS 4, 5, 6 AND 7 OF THE ELVA SOOTER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS ON PAGE 59, SKAMANIA COUNTY RECORDS:

1. NO BUILDING EXCEPT A PRIVATE DWELLING HOUSE WITH NECESSARY OUTBUILDINGS, INCLUDING A PRIVATE GARAGE, SHALL BE ERECTED, PLACED, OR PERMITTED ON ANY OF THE ABOVE LOTS. SUCH DWELLING MAY INCLUDE A NEW DOUBLEWIDE MOBILE HOME, BUT NO SINGLEWIDE MOBILE HOME. A SINGLEWIDE MOBILE HOME IS PERMITTED ON SAID LOTS ONLY DURING THE CONSTRUCTION OF A DWELLING HOUSE, BUT NOT LONGER THAN 24 MONTHS. ALL BUILDINGS SHALL MEET THE REQUIREMENTS OF THE SKAMANIA COUNTY BUILDING AND ZONING ORDINANCES AND SHALL COMPLY WITH THE COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT.
2. NO LIVESTOCK SHALL BE KEPT ON ANY OF SAID LOTS. NOT MORE THAN TWO DOGS MAY BE KEPT ON EACH LOT AND IN THE EVENT THE DOGS BECOME A PROBLEM FOR OTHER LOT OWNERS THE OWNER OF THE DOG(S) SHALL BUILD A DOGTIGHT FENCE TO KEEP THE DOG(S) ON THE OWNER'S LOT.
3. THE BUYERS OR OWNERS OF ANY OF THE ABOVE LOTS SHALL AT ALL TIMES ACT IN A PRUDENT MANNER SO AS NOT TO DISTURB THE OWNERS OF THE OTHER LOTS OR THE OWNERS OF THE LAND IN THE NEIGHBORHOOD. A SUBDIVISION ASSOCIATION MAY BE FORMED BY AGREEMENT OF THE OWNERS OF THESE LOTS WHEN ALL SAID LOTS HAVE BEEN SOLD.
4. A SMALL CAMP-TYPE TRAILER MAY BE USED AS A DWELLING IN CONJUNCTION WITH A PERMANENT OUTBUILDING DURING CONSTRUCTION, BUT IF SAID TRAILER IS LEFT UNOCCUPIED BY BUYER FOR OVER 90 DAYS (WHETHER CONNECTED TO A SEPTIC SYSTEM OR NOT), THE SELLER RESERVES THE RIGHT TO REMOVE SAID TRAILER AT NO COST TO BUYER, AND STORE SAME ON SELLER'S PROPERTY. IF THE TRAILER IS STORED OVER A YEAR FROM DATE OF STORAGE, STORAGE COST MAY BE CHARGED.
5. NO EXISTING TREES SHALL BE CUT OR REMOVED ON LOT 7, WITHOUT THE PRIOR WRITTEN CONSENT OF THE SUBDIVIDER.
6. THESE COVENANTS MAY BE ENFORCED BY ANY OF THE OWNERS OF THE ABOVE LOTS OR BY THE UNDERSIGNED PLATTOR OF SAID SUBDIVISION. BY AN APPROPRIATE ACTION IN A COURT OF LOCAL JURISDICTION. IN THE EVENT A COURT SHALL DEEM ANY PART OF THE AFORESAID COVENANTS NULL AND VOID, THE REMAINING COVENANTS SHALL REMAIN IN FULL FORCE AND EFFECT.

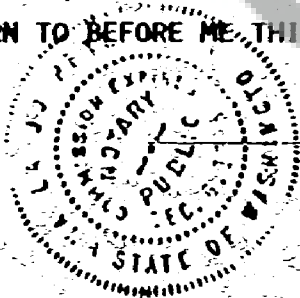
WITNESS MY HAND THIS 3rd DAY OF MARCH 1990.

Howard E. Sooter
HOWARD E. SOOTER

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SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF MARCH 1990.

SK-15578/ES-917



Maria J. Peterson
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON RESIDING
AT: *Steverson*
MY COMMISSION EXPIRES: 12-6-93