

RESTRICTIVE COVENANTS

ROBERT J. RAWLINS, the owner of the following described real property located in Skamania County, State of Washington:

Lots 1 to 4 inclusive of the South Half of the North Half of the Northwest Quarter of the Northwest Quarter (S 1/2 N 1/2 NW 1/4 NW 1/4) of Section 8, Township 3, North Range 8 E. W. M., Tax Lot #3-8-8-204.

desiring to insure the use of the above described real property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the same as a residential area and thereby to secure to the future owners of each lot the full benefit and enjoyment of his/her residence with no greater restrictions upon the free and undisturbed use of his/her lot than is necessary to insure the same advantages to the other lot owners, do hereby impose upon the above described real property the following building restrictions and restrictive covenants:

1. No house shall have a dwelling area of less than 2000 square feet in floor area, excluding any area used for basement or garage purposes, shall be constructed on any of the aforesaid lots; only one house shall be constructed on each of the lots aforesaid.
2. No travel trailer, recreational vehicle, or mobile home shall be moved upon, stored or used as a dwelling either temporarily or permanently upon any of the aforesaid lots, except during the construction of a house, and in that case only until the exterior portion of the house is constructed.
3. Any house constructed on any of the aforesaid lots shall be fully completed on the exterior portion thereof within one year from the commencement of construction.
4. No modular house shall be assembled upon the aforesaid lots.
5. None of the aforesaid lots shall be used for any business or commercial purposes.
6. Septic systems shall be constructed and installed on the aforesaid lots strictly in compliance with the Skamania County ordinances and the rules and regulations of the State Department of Health.
7. All electric power, telephone and television cable lines and pipelines for water and natural gas service shall be constructed under ground and in accordance with all existing codes applicable.

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BY Planning Dept.

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