

WHEREAS, said Conditions, Reservations, and Restrictions, each and all of which shall run with the land and touch and concern the land and shall inure to the benefit of, be imposed upon, and pass to the successors in interest of each and all said lots and parcels as a servitude in favor of and enforceable by the owner or owners of any other of such lots.

NOW THEREFORE, IT IS HEREBY DECLARED AS FOLLOWS:

SECTION 1. CONDITIONS, RESTRICTIONS, COVENANTS

1.1 LAND USE. The general plan for location of lots, parcels, and easements shall be as specified in the Maple View Acres recorded survey. Only single family dwellings with attached garages, barns, and outbuildings, and related units, including guest residence subject to Skamania County approval, and amenities related to any thereof, shall be constructed or maintained in areas designated for residential purposes only; provided, exceptions or variances may be allowed if first approved in writing as provided in Section 1.10. Barns and outbuildings shall be constructed of similar materials and workmanship as the dwellings.

There is a prohibition on timber cutting of trees of nine (9) inches in diameter or more without first receiving the Declarant's written permission and until such time that the owner has fulfilled all financial obligations to Declarants. No mobile home and/or modular shall be used as a permanent or temporary residence on any described property within Maple View Acres. Owner's personal recreational vehicles and boats may be stored but not lived in or hooked up to any sewer system.

No portion of the property within Maple View Acres shall be used in whole or in part for the storage of any property or thing that will cause such property to appear unclean or untidy or that will be obnoxious to the eye. No inoperable motor vehicles shall be stored on the property, unless fully enclosed in garage or barn.

Utilities to service lots and parcels will be installed underground in the private right of way; that is, electrical service and telephone lines. Until such time as sewer is available, all sewage disposal shall be by means of septic tanks of a type construction