

DECLARATION OF CONDITIONS AND RESTRICTIONS OF
LANGE'S HOMESTEAD

Minnie Lange, a widow,
Emil W. Lange and June Lange,
husband and wife, Peter
Pehrsson and Georgia Pehrsson,
husband and wife,

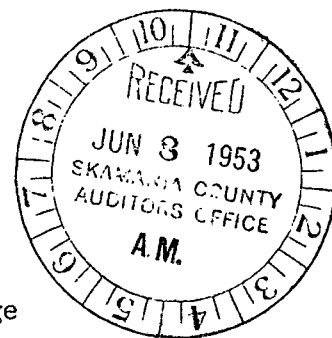
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to

THE PUBLIC

KNOW ALL MEN BY THESE PRESENTS, That MINNIE LANGE, a widow, EMIL W. LANGE and JUNE LANGE, husband and wife, PETER PEHRSSON and GEORGIA PEHRSSON, husband and wife, have dedicated a plat to be filed of record in the office of the County Clerk of Skamania County, Washington, designated as Blocks 1 and 2, Lange's Homestead, located in Section 16, Township 9 North, Range 5, East, Willamette Meridian in said County and State, and that said persons desire to place restrictive covenants on and pertaining to all of the land in said Lange's Homestead, and therefore to accomplish that, they do hereby adopt the following covenants which shall run with all of the land included in said Lange's Homestead, and the same shall be binding upon all parties and all persons claiming under them who may at any time hereafter own or have any interest in any of said land until the first day of January, 1963, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots in said Lange's Homestead affected by said restrictive covenants, it is then agreed to change said covenants in whole or in part:

If said parties or persons, or any of them, or their heirs, devisees, executors, administrators, successors or assigns, shall violate or attempt to violate any of the restrictive covenants herein, it shall be lawful for any other party or person, parties or persons, owning any real property situated in said "Lange's Homestead", Skamania County, Washington, to which said restrictive covenants apply, to prosecute any proceedings at law or in equity against such party, devisees, parties or persons and against their heirs, devisees, executors, administrators, successors and/or assigns, violating or attempting or threatening to violate any such covenants and either to prevent it, him, her or them from so doing or to recover damages or other dues for any such violation and any such resident or property owner shall be entitled to a decree permanently enjoining violators of the covenants and restrictions herein set forth.

Invalidation of any one of the restrictive covenants herein contained by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

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1. No lot or lots in said platted area shall have constructed upon it a summer home or other residence of less than \$1,000.00 in value, determined according to valuations existing as of the 1st day of November, 1952, and that any construction upon said lot or lots shall conform to all standards established by the U. S. Government or any of its agencies in the State of Washington, or any of its agencies and all other agencies with jurisdictional control now existing or to exist in the future over said construction.
2. No lot or lots shall be used for commercial purposes.
3. The owner of each lot in each block in Lange's Homestead, shall have the right to run water pipes to springs within the block in which his lot is located in order to secure water for household use upon said lot, and these water pipes may traverse other lots as needed and at reasonable places and at reasonable depths.

Minnie Lange
Minnie Lange

Emil W. Lange
Emil W. Lange

June Lange
June Lange

Peter Pehrsson
Peter Pehrsson

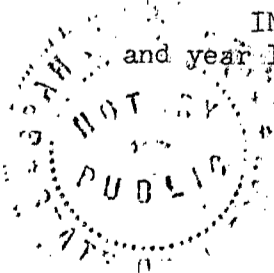
Georgia Pehrsson
Georgia Pehrsson

STATE OF OREGON)
County of Multnomah) ss.

BE IT REMEMBERED, That on this 4th day of November, 1952, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MINNIE LANGE who is known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

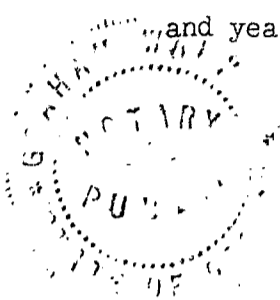
Orville White
Notary Public for Oregon
My Commission expires 9-5-55



STATE OF OREGON)
County of Multnomah) ss.

BE IT REMEMBERED, That on this 4th day of November, 1952, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EMIL W. LANGE and JUNE LANGE who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



Graham Walker
Notary Public for Oregon
My Commission expires 9-5-55

Oregon
STATE OF ~~WASHINGTON~~)
County of ~~Pierce~~ Multnomah) ss.

BE IT REMEMBERED, That on this 2nd day of June, 1952, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named PETER PEHRSSON and GEORGIA PEHRSSON who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



Graham Walker
Notary Public for Washington
My Commission expires 9-5-55