

51527

AGREEMENT

THIS AGREEMENT made this day between STEVENSON DEVELOPMENT COMPANY, a Washington corporation, ROBERT J. SALVESEN and DOLORES R. SALVESEN, husband and wife, GEORGE F. CHRISTENSEN and GERALDINE A. CHRISTENSEN, husband and wife, ~~FRED M. GLOE and MARJORIE R. GLOE, husband and wife~~, J. P. FOSS and JUNE FOSS, husband and wife, HENRY L. MERTZ and VIOLET E. MERTZ, husband and wife, ORAL O. O'DELL and FERN O'DELL, husband and wife, DAN C. SCHMID and ROSE MARIE SCHMID, husband and wife, WILLIAM RAY ABBEY and MARGARET M. ABBEY, husband and wife, and CALVIN M. FRAZIER and JEAN H. FRAZIER, husband and wife. WITNESSETH:

WHEREAS, Stevenson Development Company is the owner of Hillcrest Acre Tracts, First Addition, in Skamania County, Washington, according to the duly recorded plat thereof, except Lots 1 to 8, both inclusive, Block 2, and Lots 1, 2, 3, 7, 16 and 17, Block 1; and

~~WHEREAS, Fred M. Gloe and Marjorie R. Gloe, husband and wife, are the owners of Lots 1 and 2 of Block 2 of said Hillcrest Acre Tracts, First Addition; and~~

WHEREAS, J. P. Foss and June Foss, husband and wife, are the owners of Lots 3 to 8, both inclusive, of Block 2 of said Hillcrest Acre Tracts, First Addition; and

WHEREAS, Henry L. Mertz and Violet E. Mertz, husband and wife, are the owners of Lots 1, 2 and 17 of Block 2 of said Hillcrest Acre Tracts, First Addition; and

WHEREAS, William Ray Abbey and Margaret M. Abbey, husband and wife, are the owners of Lot 3, of Block 1 of said Hillcrest Acre Tracts, First Addition; and

WHEREAS, Oral O. O'Dell and Fern O'Dell, husband and wife, are the owners of Lot 16 of Block 1 of said Hillcrest Acre Tracts, First Addition; and

WHEREAS, Dan C. Schmid and Rose Marie Schmid, husband and wife, are the owners of Lot 5 of Block 1 of said Hillcrest Acre Tracts, First Addition; and



WHEREAS, Stevenson Development Company is the owner of Hillcrest Acre Tracts, Second Addition, in Skamania County, Washington, according to the duly recorded plat thereof, except Lots 1 to 10, both inclusive, Block 3, and Lots 4 and 5, Block 1; and

WHEREAS, George F. Christensen and Geraldine A. Christensen, husband and wife, are the owners of Lots 8, 9 and 10 of Block 3 of said Hillcrest Acre Tracts, Second Addition; and

WHEREAS, Calvin M. Frazier and Jean H. Frazier, husband and wife, are the owners of Lots 1, 2 and 3 of Block 3 of said Hillcrest Acre Tracts, Second Addition; and

WHEREAS, Robert J. Salvesen and Dolores R. Salvesen, husband and wife, are the owners of Lots 4, 5, 6 and 7 of Block 3 of said Hillcrest Acre Tracts, Second Addition; and

WHEREAS, J. P. Foss and June Foss, husband and wife, are the owners of Lots 4 and 5 of Block 1 of said Hillcrest Acre Tracts, Second Addition; and

WHEREAS, the parties hereto desire to insure the use of the above described tracts of real estate 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 residential district and thereby secure to each lot owner the full benefit and enjoyment of his residence with no greater restriction upon the free and undisturbed use of his lot than is necessary to insure the same advantages to the other lot owners:

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

I.

Each of the parties hereto, for himself, his heirs, executors and assigns, covenants and agrees with each and every other party to this Agreement and his heirs, executors and assigns, that the following restrictions are hereby imposed upon each lot in Hillcrest Acre Tracts, First Addition, and Hillcrest Acre Tracts, Second Addition, in Skamania County, Washington, according to the duly

- 3 -

recorded plats thereof.

a. No horse, cow, hog, goat or similar animal, nor fowl of any kind, shall be kept or maintained on said property or any portion thereof.

b. No dwelling costing less than \$7,500.00 shall be permitted on any such lot.

c. No building shall be erected on any of said lots of more than one story in height, except on lots bordering on Strawberry Road.

d. No fence shall be erected and no trees, shrubs or hedges shall be planted which will, during the term of these restrictions as hereinafter set forth, materially obstruct the view from any other lot in either of said Additions.

II.

All and each of the above restrictions and covenants shall terminate and be of no force and effect, whether legal or equitable, and shall not be enforceable on and after twenty-five (25) years from date.

III.

The restrictions set forth above shall be binding on each of the parties hereto, his heirs, executors and assigns, shall be covenants running with the land, are imposed upon each lot as an obligation and charge against the same and are for the benefit of every other lot in each of said Additions and for the benefit of the respective owners thereof.

IV.

Every person hereinafter having any right, title or interest in any lot in either of said Additions shall have the right to prevent or stop violation of any of said restrictions by injunction or other lawful procedure and to recover any damages resulting from such violation.

V.

Failure by any such owner to enforce any restriction, covenant or agreement herein contained shall in no event be deemed

- 4 -

a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.

IN WITNESS WHEREOF, the parties hereto have set their hands this 16th day of FEBRUARY, 1956.

STEVENSON DEVELOPMENT COMPANY

By: _____

President

June Foss
Secretary

Robert J. Salvesen
Robert J. Salvesen

Dolores R. Salvesen
Dolores R. Salvesen

George F. Christensen
George F. Christensen

Geraldine A. Christensen
Geraldine A. Christensen

Fred M. Cloe

Marjorie R. Cloe

J. P. Foss

June Foss
June Foss

Henry L. Mertz
Henry L. Mertz

Violet E. Mertz
Violet E. Mertz

Oral O. O'Dell
Oral O. O'Dell

Fern O'Dell
Fern O'Dell

Dan C. Schmid
Dan C. Schmid

Rose Marie Schmid
Rose Marie Schmid

William Ray Abbey
William Ray Abbey

Margaret M. Abbey
Margaret M. Abbey

Calvin M. Frazier
Calvin M. Frazier

Jean H. Frazier
Jean H. Frazier

- 5 -

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this 21st day of FEBRUARY, 1956, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared J. P. Foss and JUNE FOSS, to me known to be the President and Secretary, respectively, of Stevenson Development Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Robert J. Salvesen
 Notary Public for the State of
 Washington, residing at Stevenson,
 therein.

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me ROBERT J. SALVESEN and DOLORES R. SALVESEN, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of
SEPT., 1956.

Robert J. Salvesen
 Notary Public for the State of
 Washington, residing at Stevenson,
 therein.

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me GEORGE F. CHRISTENSEN and GERALDINE A. CHRISTENSEN, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of
APRIL, 1956.

Robert J. Salvesen
 Notary Public for the State of
 Washington, residing at Stevenson,
 therein.

- 6 -

STATE OF WASHINGTON)
) ss/
 County of Skamania)

On this day personally appeared before me FRED M. CLOE and MARJORIE R. CLOE, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 1956.

Notary Public for the State of Washington, residing at Stevenson, therein.

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me J. P. FOSS and JUNE FOSS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21ST day of FEBRUARY, 1956.

Rahut G. Salomon
 Notary Public for the State of Washington, residing at Stevenson, therein.

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me HENRY L. MERTZ and VIOLET E. MERTZ, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of FEBRUARY, 1956.

Rahut G. Salomon
 Notary Public for the State of Washington, residing at Stevenson, therein.

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me ORAL O. O'DELL and FERN O'DELL, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of MARCH, 1956.

Rahut G. Salomon
 Notary Public for the State of
 Washington, residing at Stevenson,
 therein.

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me DAN C. SCHMID and ROSE MARIE SCHMID, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of AUGUST, 1956.

Rahut G. Salomon
 Notary Public for the State of
 Washington, residing at Stevenson,
 therein.

STATE OF WASHINGTON)
) ss/
 County of Skamania)

On this day personally appeared before me WILLIAM RAY ABBEY and MARGARET M. ABBEY, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of JULY, ~~1956~~
 1958

Rahut G. Salomon
 Notary Public for the State of
 Washington, residing at Stevenson,
 therein.

STATE OF WASHINGTON)
 : ss.
County of Skamania)

On this day personally appeared before me CALVIN M. FRAZIER and JEAN H. FRAZIER, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th day of
MARCH, 1956.

Robert J. Salvesen
Notary Public for the State of
Washington, residing at Stevenson,
therein.