

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS

MEL E. STEWART and VERNA M. STEWART, husband and wife, owners and plattors of MAPLE HILL TRACTS No. 1 as recorded in Book "A" of Plats, page 124, records of Skamania County, and MAPLE HILL TRACTS No. 2 as recorded in Book "A" of Plats, at page 125, records of Skamania County, FRANCIS S. ELLIOT and JANET K. ELLIOT, husband and wife, owners of Lot One (1), Maple Hill Tracts No. 2 and JERRY A. OTTIS and MARY F. OTTIS, husband and wife, owners of Lot Five (5), Maple Hill Tracts No. 1, do hereby impose the following reservations, conditions, covenants and agreements upon all lots within said aforescribed platted areas. Said reservations, conditions, covenants and agreements shall run with the land, shall be binding upon all parties hereto and all persons claiming upon them, and shall be a part of all transfers and conveyances of property within said platted areas as if set forth in full therein.

Said reservations, conditions, covenants and agreements shall be binding and effective for a period of twenty-five (25) years from the date hereof, at the end of which time they shall be extended for successive periods of ten years unless by a vote of the then owners of a majority of the lots in said subdivision agree to change or alter them in whole or in part. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants and either to restrain violation or to recover damages for such violation or other lawful procedure:

1. All lots shall be used for residential purposes only and are restricted to new, single-family dwellings not to exceed one story in height, unless of a split-level design, which type of construction shall be permitted. No existing or used house shall be moved upon any lot and no lot may be subdivided.

2. No structure of a temporary character, such as trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on a lot at any

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time as a residence either temporarily or permanently. No parking or storage, except in a garage or accessory building, of trailers, trucks, boats, commercial vehicles, construction equipment or tractor. This provision does not apply to the parking of service equipment normally required while servicing a household. There shall not be erected on any lot any residence which shall have a ground floor space of less than 1200 square feet exclusive of any portion thereof used for a garage or for an outside porch.

3. The exterior of each dwelling and other structures constructed on any lot shall be completed, including final coat of exterior paint and removal of all debris, within fourteen (14) months from the date construction was commenced.

4. No noxious or offensive activity shall be carried on upon any lot, or shall anything be done thereon which may be or may become annoying, or a nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish, junk or debris.

5. No fence, wall, or solid hedge shall be constructed or planted between the front of the dwelling and the property line abutting upon the street. No solid hedges, fences or walls over six (6') feet in height shall occupy the remaining lot lines.

6. No sign of any kind shall be displayed to the public view on any lot except a sign of not more than five square feet advertising property for sale or rent.

7. No horse, cow, hog, goat or similar animal shall be kept or maintained on any lot, nor shall any yard or pen for birds or fowls be maintained thereon.

DATED at Stevenson, Washington, this 15th day of

September, 1966.

Mel E. Stewart
Mel E. Stewart

Verna M. Stewart
Verna M. Stewart

Jerry A. Ottis
Jerry A. Ottis

Francis S. Elliot
Francis S. Elliot

Mary F. Ottis
Mary F. Ottis

Janet K. Elliot
Janet K. Elliot

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STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAMANIA)

On this day personally appeared before me MEL E. STEWART and VERA M. STEWART, husband and wife, FRANCIS S. ELLIOT and JANET K. ELLIOT, husband and wife, and JERRY A. OTTIS and MARY F. OTTIS, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 15th day of September, 1966.



Robert J. Salvesen
 Notary Public in and for the State of
 Washington, Residing at Stevenson.

