

RESTRICTIVE COVENANTS

H. ROBERT COLE and HELEN R. COLE, husband and wife, and JUANITA R. SYKES, a widow, the owners of the following described real property located in Skamania County, State of Washington:

Lots 1 to 17 inclusive of HIDEWAY II according to the official plat thereof on file and of record at page 4 of Book B of Plats, Records of Skamania County, Washington.

desiring to insure the use of the above described real property for attractive recreational and residential purposes, to prevent nuisances, to prevent impairment of the attractiveness of the property, to maintain the desired tone of the same as a recreational and residential district and thereby to secure to the future owners of each lot the full benefit and enjoyment of his residence with no greater restrictions upon the free and undisturbed use of his 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. All dwellings, trailers, mobile homes, permanent or temporary shall be of a type to harmonize with the area, and be kept in good repair.
2. All fences must be of a type to be harmonious with the area.
3. No horse, cow, hog, goat, sheep or other similar animal, and no barnyard fowl of any kind shall be kept or maintained on any of the aforesaid lots or any portion thereof.
4. Said lots shall be maintained to preserve the natural beauty of the area. Garbage and trash shall be properly contained and properly disposed of and not allowed to accumulate as to become a nuisance.
5. No car or other vehicle shall be kept on said premises unless properly licensed.
6. None of the aforesaid lots shall be used for any business or commercial purpose.
7. Each dwelling house constructed on any of the aforesaid lots shall be fully completed on the exterior portion thereof within two years from the commencement of construction.
8. Septic tanks will be constructed and installed on the aforesaid lots strictly in compliance with the Skamania County ordinance and the rules and regulations of the State Department of Health.
9. All electric power distribution lines, telephone lines, television cables and pipelines for water and natural gas and other utilities shall be constructed underground and in accordance with plans submitted and approved by the platfords.

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10. Installation of electrical services shall be made strictly in accordance with plans approved by Public Utility District No. 1 of Skamania County, Washington.

All of the foregoing building restrictions and restrictive covenants shall cease and terminate and thereafter be of no force or effect and shall not be enforceable, either at law or in equity on September 1, 2001. The building restrictions and restrictive covenants set forth above as hereby imposed shall be regarded at law and in equity as covenants running with the land; shall be binding within the term thereof on all future owners of the aforesaid lots, their heirs, administrators, executors and assigns, and shall be imposed upon each lot for the benefit of each and every owner of the remaining lots. Any person hereafter acquiring any right, title or interest in any of the aforesaid lots shall have the right to prevent any violation of the foregoing building restrictions and restrictive covenants by the commencement of suit either at law or in equity and shall have the further right to damages and injunctive relief. Failure by any owner to enforce any of the aforesaid building restrictions or restrictive covenants shall not be deemed a waiver of the right so to do thereafter as to the same breach or violation or as to any other breach or violation.

DATED at Stevenson, Washington, this 1st day of September, 1976.



H. Robert Cole
H. ROBERT COLE

Helen R. Cole
HELEN R. COLE

Juanita R. Sykes
JUANITA R. SYKES

STATE OF WASHINGTON)
County of Skamania) ss.

On this day personally appeared before me H. ROBERT COLE and HELEN R. COLE, husband and wife, and JUANITA R. SYKES, a widow, 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 23rd day of September, 1976.

Robert J. Salomon

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

