

EASEMENT RESERVATIONS

Elva M. Baker, being sole owner of acreage in Skamania County, specifically the lands described in Exhibit A in order to provide for proper access, and utilities, hereby reserve easements within said property (legal description Exhibit A) as described below and shown and noted on Exhibit A.

Unless otherwise noted on Exhibit A or this sheet, all the easements shown within the legal description Exhibit A are permanent, non-exclusive, divisible, assignable in whole or in part, and are reserved unto Elva M. Baker, her heirs, successors or assigns, and granted unto the purchasers and their successors within the above described property.

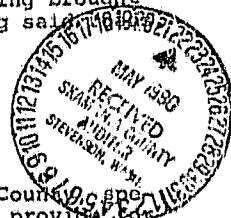
The grantors hereby reserve for itself, its personal representatives, agents, and assigns the right to the use and benefit of all said easements and further hereby reserves the right to grant the use of said easements to all parties supplying utilities to any portion of the real property, or other outside owners or representatives providing a benefit to the herein described property.

2. The easements except as noted on Exhibit A or this document are for the purposes of egress, ingress, and utilities including water mains.
3. The grantors herein declare and reserve easements for drainage, and all types of utilities over and across a strip of land not to exceed 5 feet in width along and abutting any or all of the exterior boundaries of each parcel hereinafter conveyed by the grantors.
4. The grantors herein grant unto Skamania County the herein described road easements conditioned upon the roads being brought up to county specifications and the county accepting said

BUILDING AND USE RESTRICTIONS

Elva M. Baker, being sole owner of acreage in Skamania County, specifically the lands described in Exhibit A, in order to provide for the orderly development of said land, do hereby and by these presents, subject said property and the whole thereof to the following building and use restrictions:

1. No residence shall be constructed on any acreage or portion thereof, which contains less than 600 square feet of living area, exclusive of garages, porches and outbuildings. The value of said residence shall not be less than \$15,000, including attached garages and porches. Mobile homes shall be an exception as noted in paragraph 7 below.



2. No building shall be constructed on any acreage or any portion thereof which shall be nearer than fifteen (15) feet from any property line of said acreage.
3. No shack, garage or other outbuilding constructed or placed upon any portion of said lots shall at any time be used as a temporary or permanent residence -- except that a garage, shall trailer house, or a permanent outbuilding may be used as a temporary residence while a permanent residence is being constructed -- but such temporary residence shall be limited to a period not to exceed one year.
4. All residences, dwellings erected shall be placed on a solid continuous concrete or masonry foundation.
5. All buildings which may be placed or constructed on any acreage or portion thereof must be painted, stained, or process painted within six months from the date, that said buildings are completed. Stone, brick, and masonry buildings or masonry portions of buildings are excepted. Log cabins or cedar homes are excepted.
6. All dwellings shall have an individual sewage disposal system installed and constructed in compliance with the requirements of the State Sanitary Authority of Health Authority having jurisdiction.
7. No mobile home smaller than 14 x 55 feet to be use as a permanent residence, will be allowed on any acreage or portion thereof. All mobile homes shall be models with contemporary siding and in good condition. All mobile homes and outbuildings used in connection with such mobile homes shall be constructed and shall be kept painted to remain esthetically compatible with homes in the area. All mobile homes placed upon the property shall have a concrete or brick exterior foundation or skirting designed by mobile home manufacturer and at least one or more built up porch with covered awning totaling not less than 75 square feet in area. Further, no field fabricated snow roofs over trailer homes shall be permitted without approval of the design by grantor. All mobile homes utilized as a permanent residence shall be placed on a concrete or asphalt foundation with a minimum of two foundation bases 18 inches wide by the length of the trailer for single wides and four strip bases of similar widths for double wides. An attached or detached covered carport or garage with a minimum of 200 ft. of concrete or asphalt base shall be constructed and completed within 24 months of the installation of a mobile home. Further, within the same 24 months, the owner of the mobile home shall plant and maintain at least 34 evergreen trees or shrubs and complete a minimum of \$250 in nursery type landscaping which may include "wood" rail or screen type fences.
8. No acreage shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Any normal accumulation of garbage or waste shall be kept in sanitary containers at all times.

9. These restrictions shall be deemed to be for the protection and for the benefit of each of the owners or occupants of any portion of the above described acreage, and it is intended hereby that any such person shall have the right to prosecute such proceedings at law or inequity as may be appropriate to enforce the restrictions herein set forth.
10. These restrictions shall run with the land and shall be binding on the owner or tenant of any or all of said land and all persons claiming by, through or under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years. However, the covenants and restrictions may be modified or amended at any time by majority vote of the owners of said described property.
11. Invalidation of any one of these foregoing covenants, restrictions or conditions, or any portion thereof, by court order, judgement or decree shall in no way effect any of the other remaining provisions thereof which shall, in such case, continue to remain in full force and effect.

Approved this 19th day of May 1980

Eva M. Baker

State of Washington) ss
County of Klickitat

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 19th day of May 1980, personally appeared before me Eva M. Baker

to me known to be the individual described in and who executed the within instrument, and acknowledge that he (they) signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

AFTER RECORDING RETURN TO:
JOSEPH L. LDALL
Attorney at Law
P. O. Box 425
White Salmon, WA 98672

Alvin Dean Henry
Notary Public in and for the State of
Washington residing at White Salmon

EXHIBIT A

To NW Corner
Section 22

1223.67'

Section 22

DAVISON STREET

7/6
OFFICE
SECTION 22

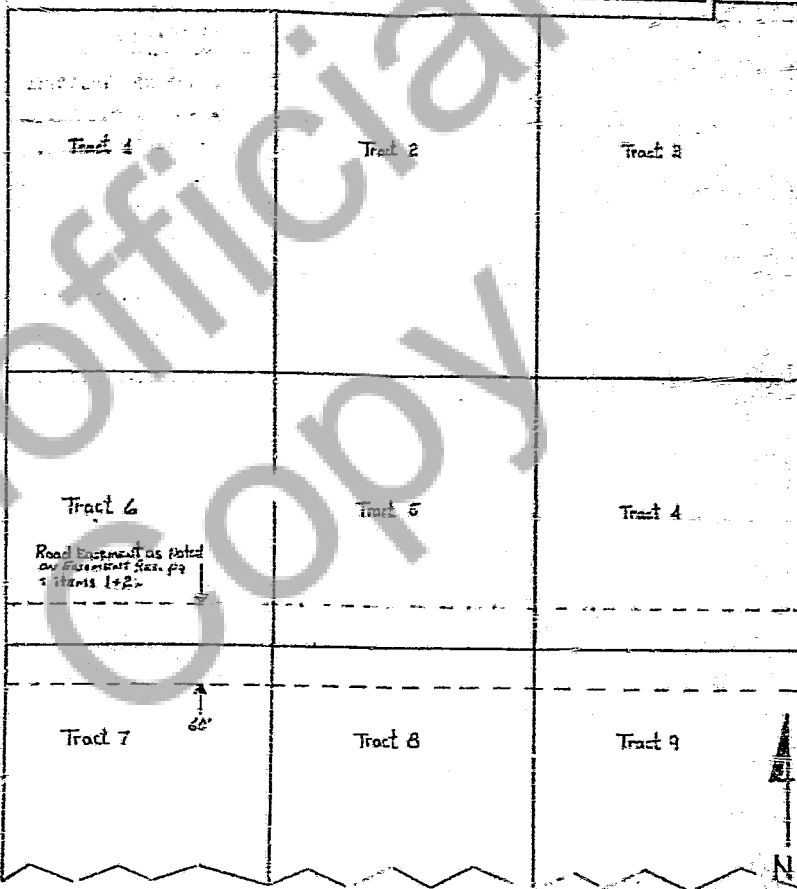
Tracts 2, 3, 5, and 6

shown on Woodward's

located under auditor's

file no. 90724.

Cooper Avenue



Tract 1

Tract 2

Tract 3

Tract 6

Tract 5

Tract 4

Road Easement as noted
on Easement Rec. #9
1/2 Tracts 1 & 2

Tract 7

60'

Tract 8

Tract 9

