

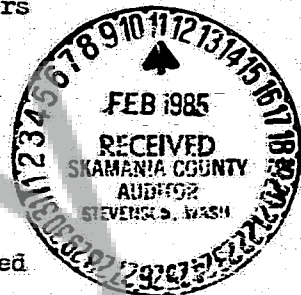
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BOOK 84 PAGE 301

RESTRICTIVE COVENANTS
IMPOSED ON

Constant Oaks, a subdivision in Section 22, Township 3 North, Range 10 East W.M. Lot 2 of Sooter Short Plat Skamania County September 1983.

1. The following reservations, restrictions, 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 the property within said Constant Oaks subdivision. As is set forth in full in such transfers and conveyances. Such reservations, covenants restrictions, and agreements shall be binding and effective from the date hereof and shall continue indefinitely, or untill such time as the Skamania County Planning Department and majority vote of the then owners agree to change or alter them in full or in part.
2. If the parties hereto or any future owners of the above described property or their assigns shall violate or attempt to violate any of the covenants, restrictions, reservations or agreements herein from the date of purchase it will be lawful for any other person or persons owning real estate situated in Constant Oaks a plat of land in Section 22, Township 3 North, Range 10 East W.M. Skamania County to prosecute any proceedings at law or equity against the persons violating or attempting to violate any restrictions, reservations, covenants, or agreements, and either to prevent him or them from doing so or to recover damages of other dues from such violation including attorneys fees and court costs.
3. Invalidation of any one of these covenants, restrictions, conditions and agreements by judgment or court order shall in noway affect any of the other provisions which shall remain in fullforce and effect.
4. TRAILER HOUSES, MOBILE HOMES. Mobile homes shall be restricted to only those being a minimum of 24 feet in width, having a pitched roof of atleast 3/12, and being placed upon a permanent foundation.
5. TREES: No trees, of any species with a diameter in excess of 6 inches at the base shall be removed, with the exception of those trees absoulty necessary for the construction or placement of a permanent dwelling, to include necessary drives to and from the dwelling.
4. DWELLING SIZE: The floor area of the dwelling, exclusive of the basement, open or screened porches and attached garages shall be not less than 1,000 square feet.



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COVENANT FOR ROAD MAINTENANCE

WHEREAS, _____ are the owner of the following described Real Estate in Skamania County, State of Washington.

LOT # _____ OF THE CONSTANT OAKS SUBDIVISION SECTION 22, TOWNSHIP 3, NORTH, RANGE 10, EAST. W.M. BOOK _____, PAGE _____ SKAMANIA, COUNTY, WASHINGTON.

WHEREAS, it is their intention and desire to subdivide said property into Six (6) or fewer parcels: and,

WHEREAS, there is a road presently serving the property above described with an easement filed of record for purposes of Ingress, Egress and Utilities recorded July, 6 1979, Auditors File # 89067;

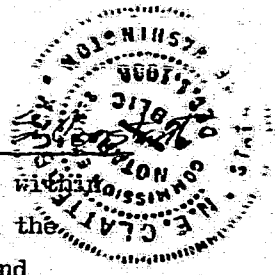
WHEREAS, it is necessary and desirable that a declaration be made as to the maintenance, repairs, and additional constructions involving said road, NOW, it is hereby stated and established that the owner of the lot described above shall share on an equal basis the expense and responsibility for the maintenance, repairs and additional constructions on said existing road above-referenced. It is further stated that maintenance shall include, but not be limited to, the removal of snow and other hazards or obstruction as well as graveling. IT IS FURTHER STATED, THAT THE ROAD SERVICING SAID PROPERTY IS NOT A COUNTY ROAD AND THAT THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, HAS NO RESPONSIBILITY OR OBLIGATION AS TO THE MAINTENANCE, CONSTRUCTION OR REPAIR OF SAID ROAD.

DATED JAN 22 1985

Robert E Constant
Brenda S Constant

STATE OF WASHINGTON
County of

on this day personally appeared before me Robert E & Brenda to me known to be the individual 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.



Robert E Constant

GIVEN under my hand and official seal this 22 day of Jan 1985