

SKAMANIA CO. WASH
BY Planning Dept

SEP 23 11 46 AM '93

J. Lowry
AUDITOR

GARY H. OLSON

DECLARATION OF COVENANTS AND RESTRICTIONS
OF

117440

COUNTY LINE TRACTS

BOOK 138 PAGE 292

THE FOLLOWING RESERVATIONS, CONDITIONS, AGREEMENT, COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND, SHALL BE BINDING UPON AND ENDURE TO THE BENEFIT OF ALL PARTIES HERETO, THEIR SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING UPON THEM AND SHALL BE PART OF ALL TRANSFERS AND CONVEYANCES TO THE PROPERTY WITHIN SUCH AREAS AS IF SET FORTH IN FULL IN SUCH TRANSFERS AND CONVEYANCES. SUCH RESERVATIONS, CONDITIONS AND AGREEMENTS, COVENANTS AND RESTRICTIONS SHALL BE BINDING AND EFFECTIVE FOR SUCH A PERIOD OF 30 YEARS FROM THE DATE THEREOF, AT THE END OF WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS FOR TEN YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACTS WITHIN SUCH AREAS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS AND RESTRICTIONS IN WHOLE OR PART; PROVIDED, HOWEVER THAT SUCH MODIFICATIONS OR WAIVER SHALL NOT AFFECT THE PROVISIONS OF PARAGRAPHS 1 AND 2 OF THE FOLLOWING:

1. **LAND USE AND BUILDING TYPE** No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling and private garage for not less than 2 cars. However, the foregoing provisions shall not be interpreted to exclude construction of a private green house, private swimming pool, or a shelter or port for the protection of such swimming pool, or for the storage of a boat and/or a camping trailer, or barn provided the location of such structures are in conformity with the applicable municipal regulations, and are compatible in design and decoration with the residence constructed on such tracts.
2. **DWELLING PLACE** Dwelling structures, exclusive of open or screened porches and attached garages, shall not be less than 1500 square feet of finished living area for a single-story or 1800 square for a two-story dwelling.
3. **COMPLETION** Construction of any dwelling shall be completed, including exterior decoration and landscaping, within 1 year from the date of the start of such construction. All parcels shall be kept in a neat and orderly condition.

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4. **NUISANCE AND MAINTENANCE** No noxious or offensive activity shall be performed on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Yards, grounds, garbage cans, containers, buildings and etc., shall be kept and maintained in a neat and sightly fashion at all times.
5. **DWELLING RESTRICTIONS** All dwellings must be conventional type construction (exception-paragraph below). No mobile dwelling shall be permitted even if the axles are removed and the dwelling is placed on a permanent foundation.
All structures shall be placed a minimum of fifty feet from the existing Creek. Prefabricated homes that have roof pitch and exterior design that gives the appearance of conventional construction may be permitted by submission of plans and drawings and of approval by the majority of parcel owners.
6. **TEMPORARY STRUCTURES** No structures of any temporary character, trailer or mobile home, basement, tent, shack, garage, barn or other out buildings shall be used on any lot at any time as a residence either temporarily or permanently without the majority of owner approval.
7. **SIGNS** No sign of any kind shall be erected, maintained or displayed to the public view on any lot, except one professional sign not larger than one square foot, one sign not larger than 18" x 24" advertising the property for sale or rent, or signs used by builder to advertise the property during the initial sales and construction period unless approved by the majority of owners. This restriction, however, shall not be construed to prohibit ornamental plates designating the name of the resident or the owners thereof.
8. **GARBAGE AND REFUSE DISPOSAL** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or their waste shall not be kept except in sanitary containers, pending collection and removal. All contained on lot, not street. All incinerators or other equipment for the temporary storage or disposal of such materials shall be kept in a clean and sanitary condition.

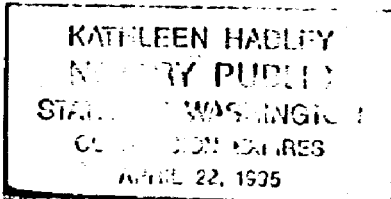
9. **EXISTING STRUCTURES** No existing structure, residential or otherwise, shall be moved onto any tract, nor shall any dwelling therein be occupied prior to its completion.
10. **ENFORCEMENT** The failure of any parties affected by these restrictions, at any time to enforce any of the provisions hereof, or any existing violation thereof, shall in no event be deemed a waiver thereof; nor shall invalidation of any of said reservations, conditions, agreements, covenants and restrictions by judgment or court order affect any other provision herein, which shall remain in full force and effect.

x Jay Michael Barhart
x Sharon A. James
x Jim L. Russell

STATE OF WASHINGTON)
County of Clark) ss.

I hereby certify that I know or have satisfactory evidence that Gary Mikhail Reinhold Sharlene James Jim L. Carrall is the person(s) who appear before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/6/93



Kathleen Hadley
Notary Public in and for the
State of Washington
residing at Camas

My appointment expires: 4/22/95

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