

183726

LAZELLE / COATES SHORT PLAT

PROTECTIVE COVENANTS BOOK 753 PAGE 400

WE THE LANDOWNERS DECLARE THE FOLLOWING LIMITATIONS, RESTRICTIONS, AND USES TO WHICH THE LAZELLE/COATES SHORT PLAT SHALL BE SUBJECT TO AND SPECIFY THAT SUCH DECLARATIONS SHALL CONSTITUTE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM AND SHALL BE FOR THE BENEFIT OF AND SHALL CONSTITUTE LIMITATIONS ON ALL PRESENT AND FUTURE OWNERS OF PROPERTY AND ALL SUCCESSIVE FUTURE OWNERS SHALL HAVE THE SAME RIGHTS TO INVOKE AND ENFORCE THE PROVISIONS HEREOF AS ORIGINAL SIGNERS. THE LEGAL DESCRIPTION TO WHICH THESE COVENANTS APPLY IS:

LAZELLE/COATES SHORT PLAT IN S 1/2 of NE 1/4 of SW 1/4,

Section 17, T1P 3N, RGE 8E, WM, Lots 1, 2, 3, and 4.

As recorded in Book 3, page 278.

AND BY THIS REFERENCE INCORPORATED HEREIN AS THOUGH FULLY SET FORTH. THE PURPOSE OF THESE RESTRICTIONS IS TO ENSURE THE USE OF THE PROPERTY FOR ATTRACTIVE RESIDENTIAL PURPOSES, TO PREVENT NUISANCES, TO MAINTAIN THE DESIRED TONE OF THE COMMUNITY, AND TO SECURE TO EACH PROPERTY OWNER THE FULL BENEFIT AND ENJOYMENT OF THEIR PROPERTY WITH NO GREATER RESTRICTIONS ON THE FREE AND UNDISTURBED USE OF PROPERTY THAN IS NECESSARY TO ENSURE THE SAME ADVANTAGE TO OTHER PROPERTY OWNERS. THEREFORE:

- A. NO SINGLE WIDE MOBILE HOMES.
- B. DOUBLE WIDE OR LARGER MANUFACTURED HOMES MUST BE SET INTO GROUND SIMILAR TO A HOUSE STRUCTURE, WITH A FOUNDATION.
- C. NO MANUFACTURED HOME CAN BE PLACED ON LOT IF OVER FIVE YEARS OLD OR OLDER AT THE TIME OF PLACEMENT.
- D. NO TRASH, DEBRIS, GARBAGE, MOTOR VEHICLES IN DISREPAIR, MOTOR VEHICLE PARTS, UNSIGHTLY OR OFFENSIVE MATERIAL SHALL BE PLACED OR MAINTAINED UPON THE PROPERTY. ALL RUBISH SHALL BE REGULARLY REMOVED FROM THE PROPERTY AND SHALL NOT BE ALLOWED TO ACCUMULATE FOR A TIME NOT TO EXCEED NORMAL GARBAGE PICK-UP SERVICE.
- E. ALL STRUCTURES SHALL COMPLY WITH SKAMANIA COUNTY BUILDING CODES AND SHALL BE INSPECTED AND APPROVED BY THE OFFICIAL BUILDING INSPECTOR, ALL STRUCTURES SHALL COMPLY WITH COUNTY CODES RESPECTING SET-BACKS, ZONING RESTRICTIONS, HEIGHT RESTRICTIONS, ETC.
- F. ALL ANIMALS AND PETS OF ANY LANDOWNER SHALL BE KEPT CONTAINED SO AS NOT TO BE NUISANCE TO OTHERS AND SHALL NOT CREATE EITHER NOISE OR ODOR THAT WOULD BE OFFENSIVE TO OTHERS.

ENFORCEMENT

RECORDS NOTE: PORTIONS OF
THIS DOCUMENT POOR QUALITY
FOR FILING



AFTER TEN (10) DAYS WRITTEN NOTICE TO THE LANDOWNER OF ANY VIOLATION OF THESE COVENANTS, ANY OR ALL THE OTHER LANDOWNERS SHALL BE ENTITLED TO SEEK ANY REMEDY AVAILABLE AT LAW INCLUDING A SUIT FOR DAMAGES OR MONEY OWED. THE PREVAILING PARTY IN SUCH A LAWSUIT SHALL BE ENTITLED TO A JUDGEMENT AGAINST THE NON-PREVAILING PARTY FOR ALL ATTORNEY'S FEES AND COSTS EXPENDED IN SUCH ACTION.

THE OWNERS OF COATES/LAZELLE SHORT PLAT HAS MADE NO PROMISES OR WARRANTIES, EXPRESSED OR IMPLIED, OTHER THAN STATED HEREIN. THE DEVELOPER EXPRESSLY DISCLAIMS THE ADEQUACY OF THESE COVENANTS AND RESTRICTIONS AND SPECIFICALLY ADVISES EACH PURCHASER TO REVIEW THE COVENANTS AND RESTRICTIONS TO DETERMINE FOR HIM/HERSELF THE ADEQUACY AND ENFORCEABILITY OF SAID COVENANTS AND RESTRICTIONS.

APPURTENANCE TO THE LAND

THIS AGREEMENT SHALL BE BINDING ON ALL HEIRS, SUCCESSORS OR ASSIGNS OF ANY LANDOWNER AND SHALL BE APPURTENANT TO THE PARCELS OF LAND DESCRIBED.

SEVERABILITY

IF ANY PROVISION OF THIS AGREEMENT IS HELD INVALID FOR ANY REASON, THE REMAINDER OF THIS AGREEMENT IS NOT AFFECTED.

LANDOWNER Michael R. Lutz

DATE 2-7-95

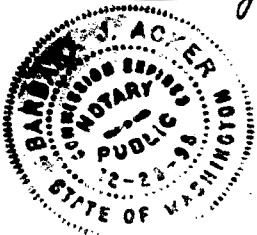
LANDOWNER Bill B Coates

DATE 2-7-95

ON THIS 7th DAY OF FEBRUARY 1995, PERSONALLY APPEARED BEFORE ME BILL COATES AND MICHAEL LAZELLE, JOINT LANDOWNERS, WHO SIGNED THE ABOVE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR INTENDED PURPOSES.

Barbara J. Coker

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Carson, WA



Virginia Welch Landowner July 10, 1995
Carson, WA
July 14, 1995
Vickie Lynn Jones
Notary Public 5-31-95

Wayne B. Price July 14, 1995
Landowner, Bellevue, WA
John C. Price July 14, 1995
Landowner, Redmond, OR

Subscribed to and Sworn
on the 14th of July 1995
Personally appeared before me

St. of Washington
County of Lewis
Subscribed to and Sworn on
the 14th of July 1995 Personally
appeared before me Kathleen O.
Rollofson.

Mary R. Bryan
Subscribed and sworn to in my presence.
this 14th day of July 1995 at _____
in and for the State of Maryland.

Notary Public
My commission expires August 23, 1995

Mary R. Bryan
Notary
Comm exp. 8/23/96



STATE OF OREGON,

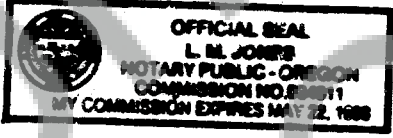
COUNTY OF Douglas 1 SS

BE IT REMEMBERED, That on this 24 day of July, 19 95,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

John C. Paine

known to me to be the identical individual he described in and who executed the within instrument and acknowledged to
me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written



L. M. Jones
Notary Public for Oregon

My Commission expires 5/22/98

FILED FOR RECORD
SKANEATELE, WASH
BY Planning Dept

Nov 6 4 47 PM '95
G. Olson
AUDITOR
GARY M. OLSON