

RETURN ADDRESS:

**ROBERT BROWN
302 LAUREL LANE
WASHOUGAL, WA 98671**

Re: **CCT 00097026WT**

DOCUMENT TITLE(S)

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:

GRANTOR(S) *(Last, First and Middle Initial)*

1. **BROWN, ROBERT M.**
- 2.
3. **Additional Grantors on page**

GRANTEE(S) *(Last, First and Middle Initial)*

1. **THE PUBLIC**
- 2.
3. **Additional Grantors on page**

TRUSTEE:

- 1.

LEGAL DESCRIPTION: *(Abbreviated form: i.e. lot, block, plat or section, township, range quarter/quarter)*

PTN OF LOTS 42 & 43, OF WASHOUGAL RIVERSIDE TRACTS

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: **02-05-32-3-0-0801-00**

10-19-04
SM *VC*

☐ **If this box is checked then the following applies:**

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.


Signature of Requesting Party


DECLARATION OF
COVENANTS, CONDITIONS & RESTRICTIONS

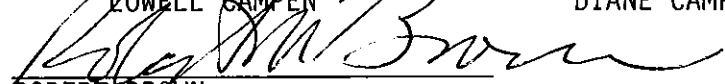
Pertaining to and binding upon
Real Property legally described as:

S portion of Lot 42 and 43 Washougal Riverside Tracts, as per the plat thereof recorded in Book A/Pg 80, records of Skamania County, WA

1. No noxious or offensive activity shall be permitted, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.
2. No storage of inoperable, old cars or trucks needing repair. Any RV or boats shall be in an RV shelter for same and located at the side or rear of property.
3. Lot shall not be used as a dumping ground for garbage, rubbish or other waste. Such waste shall be kept in sanitary containers, and incinerators or other equipment for the storage or disposal of such material shall be maintained in a clean and sanitary condition.
4. There shall be no unnecessary cutting of evergreen trees on subject property, however, tree cutting necessary for the purpose of building or locating a manufactured home, building or locating a garage/shop for residence shall be allowed, and the cutting of trees to locate a driveway to the residence shall be allowed.
5. Any manufactured home that shall be placed on the property shall be a double or triple wide in size and shall be a year 2002 model or newer.
6. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other covenants, which shall remain in full force and effect.


LOWELL CAMPEN


DIANE CAMPEN


ROBERT BROWN

This document prepared by Owner, Robert M. Brown, on September 24, 2004.

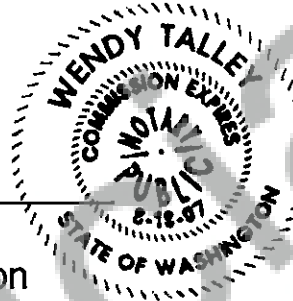
State of Washington
County of Clark

I certify that I know or have satisfactory evidence that Robert M. Brown is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 14, 2004


Wendy Talley

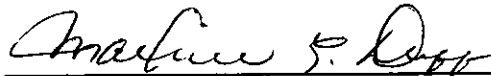
Notary Public in the State of Washington
Residing at St. Helens, OR
My commission expires: 8/18/07



State of Washington
County of Clark

I certify that I know or have satisfactory evidence that Lowell V. Campen and Diane E. Campen are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 18, 2004


Maxine L. Duff

Notary Public in the State of Washington
Residing at Vancouver
My commission expires: 6-9-2007

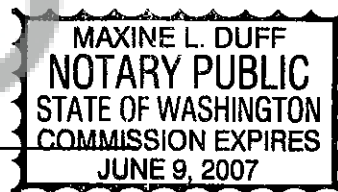


Exhibit A

Lots 42 and 43, WASHOUGAL RIVERSIDE TRACTS, according to the plat thereof, recorded in Book "A" of plats, pages 80 AND 81, records of Skamania County, Washington.

EXCEPT that portion thereof described as follows:

BEGINNING at the Westerly corner of said Lot 43; thence in a Southeasterly direction following the Westerly line of said Lot, 525 feet; thence North $48^{\circ}04'$ East 138.1 feet; thence North $50^{\circ}38'$ East 261.9 feet to intersection with the Easterly line of said Lot 42; thence in a Northwesterly direction following the Easterly line of said Lot, 525 feet to the Northerly corner of said Lot; thence following the Northerly lines of said Lots 43 and 42, South $50^{\circ}38'$ West 261.9 feet; thence South $48^{\circ}04'$ West 138.1 feet to the Point of Beginning of the tract hereby excepted.

Unofficial Copy