

WHEN RECORDED RETURN TO:

Stephanie Huntington

P O Box 209

Washougal WA

98671

DOCUMENT TITLE(S)

Declaration of Covenants and Restrictions of lots of
Greenleaf SP.

REFERENCE NUMBER(S) of Documents assigned or released:

2006164359

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Stephanie Huntington

☐ Additional names on page _____ of document.

GRANTEE(S): Greenleaf Shortplat Lots 1, 2, 3, 4

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lots 1, 2, 3, 4 of the Greenleaf Shortplat in the North Half of
the NE Quarter of the SW Quarter and the South Half of the
SE Quarter of the NW Quarter Section 4 T1N R5E of WM
in Skamania County

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

Add for file #
2006164359

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

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

Company Name: _____

Signature/Title: _____

AFTER RECORDING MAIL TO:

Name: Stephanie Huntington

Address: PO Box 209

City/State Washougal, WA 98671

Declaration of Covenants and Restrictions of Lots of Greenleaf Short Plat

Lots 1, 2, 3, 4 of the Greenleaf Short Plat in the North Half of the NE Quarter of the SW Quarter and the South Half of the SE Quarter of the NW Quarter Section 4, T1N, R5E, WM in Skamania County, Washington auditor file# 2006164359.

The following Declaration of Covenants and Restrictions shall affect lots 1,2,3,4.

The following covenants, restrictions, reservations, conditions and agreements shall run with the land and shall be binding upon and ensure to the benefit of all parties hereto, their successors and assigns and all persons claiming upon them shall be part of all transfers and conveyances of the property within such platted areas as is set forth in full in such transfers and conveyances. Such reservations, conditions, agreements, covenants, and restrictions shall be binding and effective for a period of 20 years from the date hereof, at the end of which time they shall be automatically extended for successive periods of ten years unless the platted area has been recorded agreeing to change said covenants in whole or in part except, however, if prior to such 20 year date, it appears to the advantage of this short plat that these restrictions should be modified, then and in that event any modification desired be made by a majority of the then owners of lots within this short plat and evidenced by suitable instrument filed for the public record. However, that such modification or waiver shall not affect provisions of Paragraph 1 of the following.

- 1. Building Lots: Lots shall be used for single-family residence. Lots shall be not less than 5 acres. The 10 acre lot of this short plat may be divided into two lots.**
- 2. Dwelling Size: The main floor for one-story dwelling structures exclusive of basements, open or screened porches and attached garages shall be a minimum of 1200 square feet. Multi-level dwelling structures shall contain a minimum floor area of 1600 square feet with all levels exclusive of garage area within the dwelling unit included in computation of the square footage.**
- 3. Buildings: Homes will be stick built, metal framed, stone, brick, or pre-cast concrete. No mobiles or manufactured homes.**

Page Two of CC and R's for Greenleaf Short Plat

4. **Building Location:** Setbacks will be county code or higher.
5. **Easements for Lookout Drive** shall be maintained in as attractive and well - kept condition as the surrounding property.
6. **Nuisances:** No noxious or offensive activity shall be carried out or upon any lot nor shall anything be done thereon which may be nor may become an annoyance or nuisance to the neighborhood. Yards and grounds shall be maintained in a neat and sightly fashion. No parking or dismantling of inoperable vehicles shall be permitted on any lot, except in a shop or garage. Trailers, boats, campers, and other recreational vehicles shall be appropriately stored behind sight-obscuring fences, hedges, or garages. The maximum visit for a visitor living a recreational vehicle is 3 months. This visitor's vehicle should be 100 feet away from the private road. The maximum length of time for an owner to be living on the property in a recreational vehicle will be limited to time during which a home is actively being built and limited to 18 months total time. This recreational vehicle has to be 100 feet off of the private road. Off- Road Vehicles/ firearms. No off-road vehicles, or similar recreational vehicles shall be driven within Greenleaf Short Plat. No firearms shall be discharged within Greenleaf Short Plat.
7. **Garbage and Refuse Disposal:** No lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept, except in sanitary containers pending collection and removal. All equipment used for temporary storage or disposal of such material shall be kept in a clean and sanitary condition.
8. **Livestock and Pets:** No pet will be allowed to run loose except within a fenced area. Livestock and poultry are allowed except peacocks and guinea hens. Residents shall keep no exotic carnivores such as cougars, tigers, wolves, wolf-hybrids, or bears. All livestock will be kept within adequate fencing.
9. **Enforcement:** The failure on the part of any of said parties affected by these restrictions at any time to enforce any of the provisions hereof shall in no event be deemed a waiver thereof, or any thereof or existing violation thereof nor shall the invalidation of any said reservations, conditions, agreements, covenants, by judgment or court order affect any of the other provisions hereof, which shall remain in full force and effect.
10. **Attorney's fees:** Should any suit or action be instituted by any of said parties to enforce any of said reservations, conditions, agreements, covenants, and restrictions, or to restrain the violation of any thereof after demand

11. (CONTINUED) for compliance therewith or for the cessations of such violation, and failure to comply with such demand then and in either of said events and whether such suit or action be reduced to decree or not, the party instituting such action shall be entitled to recover from the defendants therein such sum as the court may judge reasonable attorney fees in such suit or action or appeal thereof, in addition to statutory costs and disbursements.

Stephanie Huntington 09.22.2006

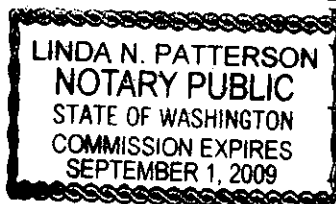
Stephanie Huntington

STATE OF WASHINGTON)
COUNTY OF CLARK)

On this day personally appeared before me
Stephanie Huntington, to me known as the individual
described in and who executed the within and foregoing instrument and
acknowledged that ^{she} ~~they~~ signed the same as ^{her} ~~their~~ free and voluntary act and
deed, for the uses and purposed therein stated.

Given under my hand and official seal this 22 day of
September, 2006.

Linda N. Patterson



NOTARY PUBLIC in and for the State of
Washington, residing at
Vancouver