

Doc # 2007167812

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Date: 09/27/2007 11:18A

Filed by: RICHARD & SHERILL BALOGH

Filed & Recorded in Official Records

of SKAMANIA COUNTY

SKAMANIA COUNTY AUDITOR

J MICHAEL GARVISON

Fee: \$41.00

WHEN RECORDED RETURN TO:

Richard A. & Sherrill M. Balogh
1211 Labarre Rd.
Washougal, Washington 98671

DOCUMENT TITLE(S)

COVENANTS & RESTRICTIONS

REFERENCE NUMBER(S) of Documents assigned or released:

☒ Additional numbers on page 2 of document.

GRANTOR(S):

Richard A. & Sherrill M. Balogh
1211 Labarre Rd.
Washougal, Washington 98671

☐ Additional names on page _____ of document.

GRANTEE(S):

Richard A. & Sherrill M. Balogh
1211 Labarre Rd.
Washougal, Washington 98671

☐ Additional names on page _____ of document.

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

North Fork Ranch Estates Lot 1, 2, & 3.
SW ¼ Sec 28 T2N R5E W.M. Skamania County, Washington.

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

02050000800600, 02050000800700, 02050000800300

☐ 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.

NORTH FORK RANCH ESTATES
LOTS 1, 2, 3

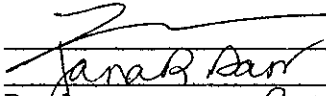
COVENTANTS & RESTRICTIONS

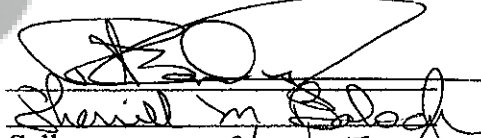
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THE FOLLOWING RESTRICTIONS ARE TO PRESERVE, MAINTAIN, AND ENHANCE THE NATURAL BEAUTY AND LIVABILITY OF **NORTH FORK RANCH ESTATES**. ALSO TO PREVENT NUISANCE SITUATIONS WHICH COULD HAMPER THE USE AND ENJOYMENT OF THE SUBJECT PROPERTY AND NEIGHBORING PROPERTIES.

1. Any new home construction must be a minimum of 1800 sq ft. on Lot #2 and #3.
2. A manufactured home must be no older than 3 years, and will be allowed on Lot#2 and Lot #3.
3. Lot #1 will be a stick built, site built home only. No less than 2400 sq.ft.
4. No commercial business allowed.
5. No junk cars, car demolition, or commercial car repair activities will be allowed.
6. All fencing and animal shelters will be constructed in a workman-like manner to enhance the property and values of the neighborhood.
7. Motor-cross track construction or use is not permitted as this could create a noise nuisance to neighboring properties. Moderate ATV use is allowed.

These covenants may be modified with participation from all land owners in NorthFork Ranch Estates. Any disputes that cannot be settled by mutual agreement will be settled by arbitration with each party involved to pay the expenses of said arbitration in an amount equal to the ownership of each party, with 1/3 ownership designated to each Lot.


Purchasers _____
Date 9.13.07


Seller _____
Date 9/13/07