

AFTER RECORDING RETURN TO:

Des & Sheryl Verley
PO Box 558
White Salmon, WA 98672

Document Title(s): (or transactions contained therein)

1. Protective Covenants, Conditions & Restrictions
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page ____ of document

Grantor(s): (Last name first, then first name and initials)

1. Verley, Desmond M.
2. Verley, Sheryl J.
- 3.
- 4.
5. ☐ Additional names on page ____ of document

Grantee(s): (Last name first, then first name and initials)

1. The Public
- 2.
- 3.
- 4.
5. ☐ Additional names on page ____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 2 of Verley Short Plat, Tract B of Ostermann Short Plat

☐ Complete legal description is on page ____ of document

Assessor's Property Tax Parcel/Account Number(s):

03-10-02-0-0-0300-00
03-10-02-0-0-0304-00

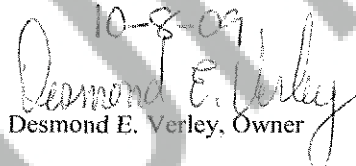
**Protective Covenants, Conditions and Restrictions
Affecting Lot 2 of Verley Short Plat, Tract B of Ostermann Short Plat
Parcel No. 03-10-02-0-0-0300 & 03-10-02-0-0-0304-00**

1. Dwellings shall be limited to on-site built only. All structures shall be built on concrete foundations. Roofs shall be of non-reflective material.
2. No dwelling shall be constructed containing less than 1200 square feet of living area exclusive of porches, garages and decks.
3. Any construction of buildings shall be completed in a timely manner not to exceed 12 months for the exterior finish.
4. No radio towers, wind generators or similar types of tall structures are to be erected.
5. Unlicensed automobiles, debris, or other accumulated junk shall not be permitted to be stored on subject property.
6. No animals, livestock or poultry of any kind for a commercial nature shall be raised, bred or kept on any lot. Provided, however, that horses, dogs and cats or other usual household pets may be kept upon the premises for non-commercial purposes and for the owner's personal use.

The purpose of these restrictions is to ensure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent impairment to the attractiveness of the property, to protect each owner of said property against improper use of said property as may depreciate the value of property, and to maintain the desired tone of the community and thereby to secure to each property owner the full benefit and enjoyment of their property, with no greater restriction on the free and undisturbed use of property than is necessary to ensure the same advantages to other property owners.

Each of said covenants shall run with the said real property as described above.

In witness whereof, the parties have hereunto set their hands and seal.

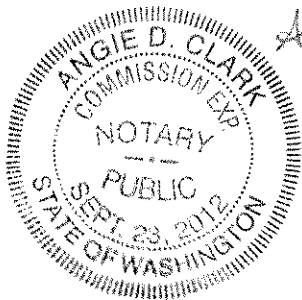
10-8-09

Desmond E. Verley, Owner

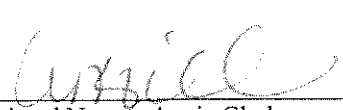

Sheryl J. Verley, Owner

STATE OF WASHINGTON
COUNTY OF KLIKITAT

I certify that I know or have satisfactory evidence that Desmond E. Verley and Sheryl J. Verley are the person(s) who appeared 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: October 8, 2009




Printed Name: Angie Clark
Notary Public in and for the state of Washington
Residing at: White Salmon
My appointment expires: 09/23/2012

Unofficial Copy