

WHEN RECORDED RETURN TO:

MARIE DURBAN, SLOA SECRETARY

201 LAKE SHORE DRIVE

STEVENSON WA 98648

DOCUMENT TITLE(S) DECLARATION OF RESTRICTIONS, CONDITIONS, COVENANTS, CHARGES AND AGREEMENTS AFFECTING WOODARD MARINA ESTATES, INC. SKAMANIA LANDING

REFERENCE NUMBER(S) of Documents assigned or released: BK J PG 162, 163, 164

AFN 68398

☐ Additional numbers on page _____ of document.

GRANTOR(S):

SKAMANIA LANDING OWNERS ASSOCIATION, INC

☐ Additional names on page _____ of document.

GRANTEE(S):

SKAMANIA LANDING OWNERS ASSOCIATION, INC

☐ Additional names on page _____ of document.

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

SECTION 34 AND 35 T2N R6E W1M

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

0206-3400200000

☐ 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.

DECLARATION OF RESTRICTIONS, CONDITIONS, COVENANTS, CHARGES AND
AGREEMENTS AFFECTING
WOODARD MARINA ESTATES, INC.
SKAMANIA LANDING
Skamania, Washington
Township 2 North, Range 6, East Willamette Meridian

1. Each owner is responsible for the upkeep, eradication of noxious weeds, etc. from his individual lot. If not so maintained, the Skamania Landing Owners Association may do so, and assess the owner for same.
2. The ground floor area of the dwelling, exclusive of open porches and garage, shall not be less than 800 square feet.
3. No home shall violate any state or county building regulation.
4. No noxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.
5. No structure of a temporary character, such as a basement, tent, shack or garage, and no trailer or mobile home shall be used as a residence at any time. Variances may be granted by the Skamania Landing Owners Association's Architectural Review Committee to allow for periods of construction up to three months, with a minimum of one additional renewal permit for an additional period not to exceed three months.
6. Design of homes and other buildings shall be harmonious to the setting in which they are placed. No building shall be more than twenty four (24) feet and six (6) inches high, as determined by the Skamania Landing Owners Association's Architectural Review Committee Rules. Placement of the home on the lot must be passed upon by the Skamania Landing Owners Association's Architectural Review Committee. No trees shall be removed from any lot, except to make way for the erection of a home, except with the permission of this Committee.
7. The exterior of any dwelling built on a lot shall be constructed to enclose the interior of the building within six months of the date of construction commencement, per the Skamania Landing Owners Association's Architectural Review Committee Rules. The outside premises shall be kept neat and orderly at all times.
8. No signs shall be displayed to public view on any lot, except the following, which shall all be under 9 square feet in size: (A) political signs, but only four months before a political election; (B) one sign advertising the property for sale or rent; (C) general and subcontractor signs during the construction and initial sale period; and (D) one sign advertising a yard or garage sale.
9. No animals, including poultry, shall be raised or kept on any lot, except that two (2) dogs, two (2) cats, or other pets may be kept, provided they are not raised or kept for commercial purposes and are not permitted to cause damage or discomfort to neighbors.
10. No lot shall be used as a dumping pound for garbage, rubbish or other waste. All garbage or other 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.
11. No lot shall be used for any business or commercial purpose, excepting any business of the Skamania Landing Owners Association, occasional yard sales, or the rental of an entire lot or house in the community, that results in the sale or transfer of any tangible business products at said lot; the regular visiting or receiving of customers, clients or patients at said lot; or any detrimental or disruptive effect to

neighborhood lots or the community at large. In addition to the requirements of the Skamania County Code, use of structures on a lot for home offices, only for the owners or tenants of the lot, for business or commercial purposes that do not violate any of the above restriction are allowable, as long as said business or commercial activities take place solely inside the structures on the lot and do not present any visual evidence outside said structures that said business or commercial activities are occurring.

12. Sewage Disposal - No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed pursuant to a permit issued by, and in accordance with the requirements, standards and recommendations of, Skamania County, Washington.

13. These covenants are to run with the land and shall be binding on all parties claiming under them for a period of 25 years from the date they are recorded, after which time they shall be automatically extended for successive periods of ten years unless amended by a sixty seven percent (67%) vote of the memberships in attendance or by proxy at a duly called membership meeting, and recorded with the Skamania County Records Office.

14. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants, either to restrain violations or to recover damages.

15. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other covenants, which shall remain in full force and effect.

16. The owner or contract purchaser of a lot must, prior to constructing or renovating a building, apply for and receive permission to so build or renovate said building from the Skamania Landing Owners Association's Architectural Review Committee pursuant to said Committee's rules and regulations

Signed and of official record: June 24, 2018

Brenda J. Bush
Secretary, Board of Trustees

ATTEST:

Robert Resenthal
President, Board of Trustees

Recorded May 3, 2019