

151464

1 AMENDED RESTRICTIVE COVENANTS FOR ADAMS ADDITION
2

3 The Owners and platters of Adams Addition, a subdivision in
4 the County of Franklin, State of Washington, the plat of which is
5 recorded in the office of the County Auditor of said county as
6 Auditor's file No. 149291, do hereby declare that the following
7 restrictions and covenants shall be restrictions and covenants
8 running with the land and shall be binding on all parties and all
9 persons claiming under the undersigned until January 1, 1978, at
10 which time these restrictions and covenants shall automatically
11 extend for successive periods of ten years, unless by vote of the
12 majority of the then owners of the lots it is agreed to change
13 such restrictions and covenants in whole or in part.

14 These amended covenants are intended to correct and supersede
15 those restrictive covenants for said addition filed in the office
16 of the Auditor of said county on December 3, 1952, in book 80 of
17 deeds, page 25, under Auditor's file No. 149292, records of said
18 county, and the said restrictive covenants so filed under
19 Auditor's file No. 149292 are hereby rescinded and completely
20 replaced by this instant document.

21 If the parties hereto, or any of them, or their heirs, suc-
22 cessors or assigns shall violate any of the covenants or restric-
23 tions herein contained, it shall be lawful for any other person
24 or persons owning real property situated in said development or
25 subdivision to prosecute any proceeding at law or in equity
26 against the person or persons violating or attempting to violate
27 any such covenants and either to prevent him or them from so doing
28 or to recover damages resulting from said violation.

29 Invalidiation or any of these covenants by judgment, court
30 order, legislative enactment or otherwise shall in no wise affect
31 any of the other provisions which shall remain in full force and
32 effect.

33 1. All lots in Adams Addition shall be residential lots,
34 and no structures shall be erected, altered, placed, or permitted
35 to remain on any lot in said Addition, other than one detached,
36 single family dwelling, not to exceed one and one-half stories in
37 height, and a private garage for not more than two cars.

38 2. No trailer, basement, tent, shack, garage, barn, or
39 other outbuilding erected on the tract shall at any time be used
40 as a residence temporarily or permanently, nor shall any structure
41 of a temporary character be used as a residence at any time.

42 3. No building on any residential lot shall be located
43 nearer than 25 feet to the front lot line, or nearer than 15 feet
44 to the side lot lines, excepting accessory buildings such as are
45 ordinarily appurtenant to a single-family dwelling, which shall
46 be permitted, including one private garage when located not less
47 than 60 feet from the front lot line or less than 15 feet from any
48 flanking street line, or when attached to or within the dwelling.

49 4. No residential structures shall be erected or placed on
50 any building plot, nor allowed to remain thereon, which plot has
51 an area of less than 10,000 square feet or a width of less than
52 60 feet at the set back line.

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1 5. No noxious or offensive activity shall be carried on on
2 any lot, nor shall anything be done thereon which may be or may
3 become an annoyance or nuisance to the neighborhood, of which
4 fact a two-thirds majority of the occupants of said Adams Addition
5 shall be the judge.

6 6. No dwelling or residential structure costing less than
7 \$10,000.00, and with a minimum floor area of main structure,
8 exclusive of open porches, garages or breezeways, of less than
9 1,000 feet, shall be permitted on any lot in said Adams Addition.
10 The minimum cost shall be based upon cost levels prevailing on
11 the date these covenants are recorded, it being the intention and
12 purpose of these covenants to assure that the dwellings shall be
13 of a quality of workmanship and materials substantially the same
14 or better than that that may be produced on the date these coven-
15 ants are recorded, at the minimum cost stated herein and for the
16 minimum dwelling size.

17 7. Any dwelling or structure erected or placed on any lot
18 in this subdivision shall be completed as to external appearance,
19 including finished painting, within six months from date of com-
20 mencement of construction.

21 8. No livestock or poultry shall be permitted to be grazed,
22 kept or maintained on any of the lots in Adams Addition.

23 DATED this 14th day of March, 1953.

24 Albert E. Adams
25 ALBERT E. ADAMS

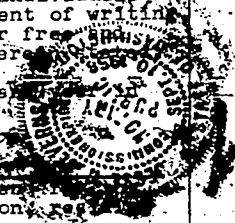
26 Clara L. Adams
27 CLARA L. ADAMS

28 STATE OF WASHINGTON)
29 County of Franklin) ss:

30 On this 14th day of March, 1953, before the undersigned,
31 a Notary Public in and for the State of Washington, came Albert
32 E. Adams and Clara L. Adams, to me known to be the individuals
described in and who executed the foregoing instrument of writing
and duly acknowledged the execution thereof as their free
voluntary act and deed for the uses and purposes therein expressed.

33 GIVEN under my hand and official seal the day and date
34 certificate above written.

35 James W. Smith
36 Notary Public in and for
37 State of Washington, residing
38 at Pasco.



39 Filed for Record March 19, 1953 Jones 2:30pm
40 Referred to Citizens Abstract Company
41
42 Seal and Statement To
43 F. M. L. BOSTON, County Auditor