

PROTECTIVE COVENANTS
FOR
THE PLAT OF AIRWAY ADDITION

KNOW ALL MEN BY THESE PRESENTS: That the owners of all the land and lots in Airway Addition, the Plat of which is recored in the Office of the Auditor of Franklin County, Washington, under Auditors No. of Plats do hereby declare that the following restrictions and covenants shall be restrictions and covenants running with the land and shall be binding on all parties, their heirs and or assigns or claiming interest under any assignment or Court at law to and including January first 1978, at which time at which time said covenants and restrictions shall automatically extend for successive ten years, unless by a vote of the majority of the then owners all the lots shall vote to change such restrictions and covenants in whole or in part.

If the parties hereto, or any of them, or their heirs, successors or assigns shall violate any of the covenants or restrictions herein contained, it shall be lawful for any other person or persons then owning property in this Subdivision to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants or restrictions and whether to prevent him or them from so doing and to recover damages and costs from him or them at any court at law.

1. All lots in Airway Addition is now and shall be known as Mobile Home residential lots. And there shall be no stucture erected, altered, placed or permitted to remain on any lot or lots other than a single residential mobile home not to exceed two storries in height or a one story detached garage of not more than two cars.
2. No Mobile Home shall be placed on or altered on any lot or lots in this Subdivision until the external design and location has been approved by the Planning Commission or the Building Inspector of the City of Pasco first having been obtained. And that all plans and buildings designs shall be in strict conformance to the protective covenants and restrictions listed herein and the buildings along each Street shall be so designed as to conform in equity and general appearance with other like Mobile Homes such Street and allowed in the Addition. Any and all additions or repairs must conform to the orriginal constuction and of similar materials.
3. That no Mobile Home shall be located less than 15 feet from the front property line of the ajasent Street, And not less than 5 feet from the side lot line. That no building shall encroach on any utility easement provided for in this Addition may now exist.
4. There shall be no business of any nature carried on in this Addition and shall be occupied solely as a Mobile residentail Addition only
5. There shall be no shack, tents, barn or basement built on this property for temporarily living purposes or permanent use nor any other than a mobile home not exceeding 15 years old at such time as same may be moved thereon. Also no mobile home shall be less than 10 feet in width.
6. That all family pets, including cats shall be kept in owners own yard or on leash at all times.
7. That this being dedicated to mature adults and no children shall live on the property permantly under the age of 15 years.
8. There shall be no burning barrels used as such at any time.
9. Trees or shrubs shall be kept well pruned and not to exceed 20 feet in height and comply with any other standards set by the City of Pasco at all times for the safety of drivers.

RECORDED IN VOLS
OF OFFICIAL RECORDS
FRANKLIN COUNTY WASH.

DIONEER NATIONAL TITLE INS. CO.

1969 JUN 16 PM 4 44

DOROTHY TOMHE AUDITOR
FRANKLIN COUNTY, WASH.
DEPUTY

314702

Henry M. Kidwell

VOLO421 P60735

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FRANKLIN COUNTY RECORDING
Cover Sheet

RECORDED AT THE
REQUEST OF

Betty Ritzer
JUN 24 2 04 PM '97
542727

ZONA D LEMERY
FRANKLIN COUNTY AUDITOR
DEPT. 10 D Pettenglow

RETURN ADDRESS: *th 547-6340*
Betty Ritzer
926 Empire Dr
Pasco, Wash 99301

FORM COMPLETED BY : _____ PHONE# _____
PLEASE PRINT OR TYPE INFORMATION:

Document Title(s) (or transactions contained therein):
 1. *Protective Concessions For The Plat Fairway & Addition*
 2.
 3.
 4.

Grantor(s), Assignor(s):
 (Last name first, first name, middle initials)
 1. *The Plat & Fairway Addition*
 2.
 3.
 4.
 Additional names on page _____ of document.

Grantee(s), Assignor (s), Trustee (s), and or Beneficiary (s):
 (Last name first, first name, middle initials)
 1. *Pueller*
 2.
 3.
 4.
 Additional names on page _____ of document.

Legal description (abbreviated: ie. lot, block, plat or section, township, range, qtr./qtr.)
 Additional legal is on page _____ of document.

Auditor's Reference Number(s) Include Year(s) of document(s) assigned or released.
 Auditor's Number: _____ - _____ Volume: _____ Page: _____
 Additional numbers on page _____ of document.

Assessor's Property Tax Parcel/Account Number
 Property Tax Parcel ID is not yet assigned.
 Additional parcel numbers on page _____ of document.

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

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1. All lots in Airway Addition is now and shall be known as Mobile Home residential lots. And there shall be no structure erected, altered, placed or permitted to remain on any lot or lots other than a single residential mobile home not to exceed two stories in height or a one story detached garage of not more than two cars.

2. No Mobile Home shall be placed on or altered on any lot or lots in this Subdivision until the external design and location has been approved by the Planning Commission or the Building Inspector of the City of Pasco first having been obtained. And that all plans and buildings designs shall be in strict conformance to the protective covenants and restrictions listed herein and the buildings along each Street shall be so designed as to conform in equity and general appearance with other like Mobile Homes such Street and allowed in the Addition. Any and all additions or repairs must conform to the original construction and of similar materials.

3. That no Mobile Home shall be located less than 15 feet from the front property line of the adjacent Street, And not less than 5 feet from the side lot line. That no building shall encroach on any utility easement provided for in this Addition may now exist.

4. There shall be no business of any nature carried on in this Addition and shall be occupied solely as a Mobile residential Addition only

5. There shall be no shack, tents, barn or basement built on this property for temporarily living purposes or permanent use nor any other than a mobile home not exceeding 15 years old at such time as same may be moved thereon. Also no mobile home shall be less than 10 feet in width.

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VOL 0421 PG 0736

WA 18 476

RECORDED IN VOLUME
OF OFFICIAL RECORDS
1969 JUN 16 PM 4 44

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POWER NATIONAL TITLE INS. CO.

DEBORAH TORRE AUDITOR
FRANKLIN COUNTY, WASH.
Deborah Torre
314702

Henry M. Kitchell

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25x10

32x10

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VOLO 421 P60737

Adendum to Covenants to automatically extend the covenants and restrictions herein. The undersigned are property owners in Airway Addition the plat of which is recorded at the Auditor's Office of Franklin County, Washington.

- Robert + Delma Schuller 920 Empire Dr Pasco WA 99301
- Charles + Shadi Shaw 918 Empire Dr Pasco WA 99301
- Joy A. Karsan + Jim Suddeth 923 Empire Dr Pasco WA 99301
- Dickie Brookhart 916 Empire Dr Pasco WA 99301
- Angela Moore 914 Empire Dr Pasco
- John A. Guntler 912 Empire Dr Pasco WA
- L. Pauline Bagley 910 Empire Dr Pasco
- Tommy + Joanne 908 Empire Dr Pasco
- Mary + Mary Ann Jones 907 Empire Dr Pasco
- William F. Alford 909 Empire Dr Pasco
- Norman + Franone 911 Empire Dr Pasco WA
- Bonnie + James 935 Empire Dr Pasco WA
- Virginia + Herb 937 Empire Dr Pasco WA
- Jack Kramer 939 Empire Dr Pasco
- Mildred Mahoy 941 Empire Dr Pasco
- Keith + Terrence Wilson 942 Empire Dr Pasco
- Art Sargent 940 Empire Dr Pasco
- Helen Sargent 940 Empire Dr Pasco
- Mary + Stedwell 936 Empire Dr Pasco
- Jim + Joyce 934 Empire Dr Pasco
- Thyl C. Under 915 Empire Dr Pasco
- Harold P. Smith 923 Empire Dr Pasco
- Bonnie + Betty Lister 926 Empire Dr Pasco
- Richard C. Hinkle 925 Empire Dr Pasco
- Carole + Ross Callaway 930 Empire Dr Pasco
- Ludine Adams 932 Empire Dr Pasco
- Margie + Lawrence 924 Empire Dr Pasco
- Roger + Mary + Brown 913 Empire Dr Pasco

(Copy of Original Covenants attached)

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