

152639

RESTRICTIVE COVENANTS FOR ADAMS SECOND ADDITION

The owners and platfers of Adams Addition, a subdivision in the County of Franklin, State of Washington, the plat of which is recorded in the office of the County Auditor of said county as Auditor's file No. 152638, 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 and all persons claiming under the undersigned until January 1, 1978, at which time these restrictions and covenants shall automatically extend for successive periods of ten years, unless by vote of the majority of the then owners of the lots it is agreed 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 owning real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them for so doing or to recover damages resulting from said violation.

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

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

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

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

4. No residential structures shall be erected or placed on any building plot, nor allowed to remain thereon, which plot has an area of less than 8,000 square feet or a width of less than 60 feet at the set back line.

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

6. No dwelling or residential structure costing less than \$7,500.00, and with a minimum floor area of main structure, exclusive of open porches, garages or breezeways, of less than 750 feet, shall be permitted on any lot in said Adams Addition. The minimum cost shall be based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these covenants to assure that the dwellings shall be of a quality of workmanship and materials substantially the same or better than that that may be produced on the date these covenants are recorded, at the minimum cost stated herein and for the minimum dwelling size.

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

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

DATED this 8th day of May, 1953.

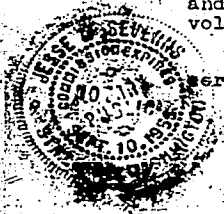
Albert E. Adams
ALBERT E. ADAMS

Clara L. Adams
CLARA L. ADAMS

STATE OF WASHINGTON)
County of Franklin) ss:

On this 8th day of May, 1953, before the undersigned, a Notary Public in and for the State of Washington, came Albert 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 and voluntary act and deed for the uses and purposes therein stated.

GIVEN under my hand and official seal the day and year in certificate above written.



152639

PASCO, WASH.
OFFICE OF THE AUDITOR
FRANKLIN COUNTY, WASH.

James W. Savin
Notary Public in and for the
State of Washington, residing
at Pasco.

Filed for Record May 12 - 1953
At 3 42 P.M.

J. S. Whitney

and recorded in Vol. 81 of
Deeds

By Keith Sandusky
Deputy

Indexed by J.S. Checked _____

Indexed reverse by J.S. Checked _____

Recorded by _____

Checked by _____
Attn: J. S. Whitney
331 W. Lewis
Pasco, Wash.

203418

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211809

WAIVER OF RESTRICTIVE COVENANTS

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We, the undersigned, being the mortgagees of some of the real estate located in Adams Second Subdivision as shown by the amended plat thereof recorded in Volume C of Plats, page 13, records of the Auditor of Franklin County, Washington, realize that the restrictive covenants pertaining to said subdivision would prohibit the construction of a fire station within the geographical boundaries of said subdivision.

For and in consideration of \$1.00 and other good and valuable consideration, we do hereby waive those covenants insofar as they relate to Lot 8, Block 1, Amended Plat of Adams Second Subdivision, according to plat thereof recorded in Volume C of Plats, page 13, records of the Auditor of Franklin County, Washington, and do hereby agree that upon said lot a fire station with appurtenances and living quarters may be constructed.

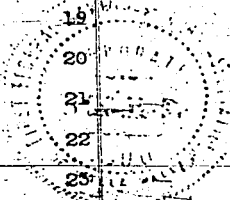
IN WITNESS WHEREOF the parties have hereunto set their hands this 13th day of May, 1959.

Fred L. Lueck

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF WALLA WALLA

By R.C. Wood
Executive Vice President

Attest: F.W. Clate
Secretary-Treasurer



203418

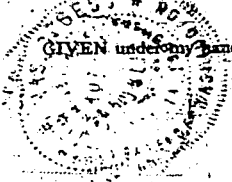
GENUINE

STATE OF WASHINGTON }
COUNTY OF Benton

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 12th day of May 1959 personally appeared before me

FRED C. MUECK

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.



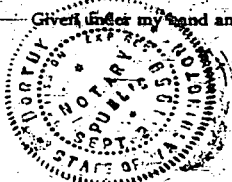
GIVEN under my hand and official seal the day and year last above written.

J. Thomas Goss
NOTARY PUBLIC in and for the State of Washington, residing at Kennewick

STATE OF WASHINGTON }
COUNTY OF Walla Walla

On this 13th day of May, 1959 before me personally appeared L. C. Wetzel and F. W. Clute

to me known to be the Executive Vice Pres and Secretary-Treasurer respectively, of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.



Given under my hand and official seal the day and year last above written.

Dorothy Seal
Notary Public in and for the State of Washington, residing at Walla Walla

203418

PASCO, WASH.
OFFICE OF THE AUDITOR
FRANKLIN COUNTY, WASH.
Filed for Record MAY 14 1959
At 2:35 P.M. By
CITIZENS TITLE COMPANY.

and recorded in Vol. 101 of
Subs Page

DOROTHY TOWNE
Auditor of Franklin County
By *Elizabeth C. Caguel* Deputy

Indexed direct Checked
Indexed reverse Checked
Recorded by
Checked by

Return to:
CITIZENS TITLE COMPANY

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WASHINGTON COUNTY
CLERK OF SUPERIOR COURT
SALMON, WASH.
RECORDS & DEEDS
BENTON COUNTY