

521525

VOL0371 P60048

PROTECTIVE COVENANTS  
OF  
ALTA VISTA ADDITION™  
FRANKLIN COUNTY, WASHINGTON

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4/15/95

Date Recorded: \_\_\_\_\_

Auditor's File No. \_\_\_\_\_

The undersigned being the owner of the following described real property, to-wit:

Alta Vista Addition™, according to plat thereof recorded in Volume \_\_\_ of Plats, Page \_\_, in Franklin County, Washington, do hereby declare the following restrictions and covenants, which shall run with the land shall be binding on all parties and their heirs, successors or assigns, hereafter and until December, 1999, and shall thereafter be automatically extended for successive periods of five years, unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or their heirs, successors or assigns, shall violate or attempt to violate any of the following covenants, it shall be lawful for any other person or persons owning any real property situated in the above described area to prosecute and proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to request injunctive relief or damages for such violation. Invalidation of any one of the following covenants by a court of competent jurisdiction shall in no way affect any of the other covenants which shall remain in full force and effect.

**PURPOSE:** It is the intent and purpose of these restrictions and covenants to assure the high quality of dwellings and other structures now and in the future, to protect the health, safety, welfare, security of monetary investments, and to further all things conducive to harmony and compatibility among neighbors.

**NEIGHBORHOOD COMMITTEE:** These covenants, construction on the premises and general provisions hereinafter described shall be under the jurisdiction of a "Neighborhood Committee", composed of landowners in the Alta Vista Addition™. Alta Green or her designee shall constitute the Neighborhood Committee until other owners have purchased property in the Alta Vista Addition™. Thereafter, the Neighborhood Committee shall consist of three persons elected by the majority of the landowners in the Alta Vista Addition™, excluding Lot 1S.

The Neighborhood Committee shall approve all proposed construction in the Alta Vista Addition™ for compliance with these covenants before construction is started. The Neighborhood Committee's approval is not for structural or code compliance. No building shall be erected in such a manner as to minimize obstruction of the Columbia River Basin view of another resident, either now or in the future. Maintenance of a panoramic Columbia River Basin view for each dwelling is very significant. Adequate drawings and information must be provided depicting view considerations and must be presented to the Neighborhood Committee prior to the start of any construction. The Neighborhood Committee shall not have authority to waive any conditions of these covenants, but failure to secure their approval will be deemed a violation and any construction or activity without such approval may be enjoined and damages collected for the violation by any landowner in the Alta Vista Addition.

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PROTECTIVE COVENANTS OF ALTA VISTA ADDITION™

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DWELLINGS AND STRUCTURES: No dwelling, shed, or shelter of any kind shall be placed on any property by moving thereon such a structure or building which had earlier been erected at any other location. Except Lot 4S may utilize mobile homes, tents or travel trailers for a permanent residence.

No trailer, basement, tent, shack, garage, shed, or other out-building erected or placed on the property 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. (See previous exceptions.) Temporary children's tents, playhouses or small, neat sheds are acceptable and subject to Neighborhood Committee approval.

No structure or dwelling shall exceed two stories in height on Lots 1S through 3S. Dwellings on Lots 1S through 3S shall be single story height only, with basements optional, to avoid view restrictions. Each residence shall be single unit dwellings having an enclosed ground floor projected living area of not less than 1450 square feet for a single floor and not less than 1,300 square feet for single floors with a basement. Such area does not include porches, garages, patios, breezeways, etc. No outbuildings shall have a sheltered area greater than that of the dwelling.

Dwellings shall comply with not less than current, minimum F.H.A. requirements and specifications. Garages shall be no larger than adequate for three cars. No barns allowed. Neat appearing sheds and out-buildings are acceptable and subject to Neighborhood Committee approval.

Any dwelling or other structure erected or placed on the property shall be completed as to external appearance including finished painting within nine (9) months of commencement of construction. Landscaping shall be completed within six months after dwelling completion.

LOCATION OF DWELLINGS AND STRUCTURES: For lots without river frontage, no building shall be located nearer than fifty (50) feet to the front (West or North) lot line. No building shall be located nearer than fifty (50) feet from the back (East) lot line of any lot. No building or well shall be located nearer than fifteen (15) feet to any side lot line.

VIEW: All dwellings, structures, fences, trees or any thing that restricts or limits any view of the Columbia river or the vast expanse of the area must be architecturally compatible with the intent of the Alta Vista Addition planners. Sufficient architectural scaled view lines must be submitted to the Neighborhood Committee for approval prior to construction or placement on any lot. Under no circumstances shall a view of the Columbia River be obliterated by anything placed on another lot.

FENCING: Any fencing of this area, if provided, shall be of a decorative nature with a height of not more than four feet for front yard and six feet for back or side yard. Whatever legal requirements may exist for protective fencing around swimming pools must be installed in conjunction with the pool installation.

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PROTECTIVE COVENANTS OF ALTA VISTA ADDITION™

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TREES: No tree or shrub shall be planted or allowed to grow to a height in excess of 20 feet.

DRAINAGE AND ACCESS ROADS: Alterations to the present drainage and installation and maintenance of access roads are the responsibility of each lot owner. Such appurtenances shall be installed and maintained in such a manner as not to impose upon, obstruct or infringe upon the use of another lot.

ANIMALS: No obnoxious animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, without the approval of the Neighborhood Committee. Outside pets are restricted to 2 dogs maximum and they must be kept within a fenced area. No loose dogs or pets are allowed and any animals outside the fence must be accompanied and on a leash. Household pets such as dogs, cats, birds, or other household pets are allowed if they are not boarded, bred or maintained for any commercial purpose, and they do not intrude on the right to peace and quiet or privacy of any neighbors, and that they shall not be kept in numbers or under conditions objectionable in a closely built up residential community.

RESTRICTIONS ON OTHER USES: This property shall not be used for storage of construction machinery or rental equipment. Large trucks, tractors, trailers, combines or other similar equipment may not be placed, kept or stored at any time. Tractors, pick-ups, trailers and other devices necessary for the maintenance of lots or residences are acceptable. Hunting and fishing rights are not transferred with the sale of Lot 1S, 2S or 3S.

No public garage, manufactory, mercantile business or repair occupation may be conducted as a part of the activity on any of these lots. No distinguishable business activity is allowed.

No inoperable farm machinery, including tractors, trucks, or automobiles may be held on the property for more than one week. (Except Lot 4S may be used for farm equipment storage.)

No trash shall be dumped or allowed to accumulate on any part of the property. This includes excess excavation material which cannot be beneficially utilized for fill, driveways, or other construction purposes. Garbage cans must be suitable for the area and covered at all times. (Except Lot 4S may be used for any purpose.)

SIGNS: No signs shall be erected or maintained on any residential lot in the tract, except that not more than one approved FOR SALE sign placed by the owner or builder or by a licensed Real Estate Broker, not exceeding eighteen (18) inches high and twenty-four (24) inches long, may be displayed on any lot. No signs, including political signs, are to be posted by owners until such signs have been approved as to design and appearance by the Neighborhood Committee.

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EASEMENTS AND RIGHT-OF-WAY: Easements and Right-of-Ways as indicated on the plat have been dedicated for public utility purposes, future roadways, etc. As long as these areas are not employed for the intended uses, the owners of the land affected by said easements and right-of-ways shall have the use of same. It should be understood, of course, that any structure or fencing erected thereon are subject to removal whenever these easements or right-of-ways are employed for their intended uses.

Omitting restrictions herein, if any, based on race, color, religion or national origin.

ALTA VISTA ADDITION™

*Alta Green* 6/13/95  
Alta Green, Owner

RECORDED AT THE  
REQUEST OF  
*Jesse Brantham*

JUN 19 2 20 PM '95  
521525

ZONA C. LENHART  
FRANKLIN CITY AUDITOR  
DEPUTY  
MAIL TO: *Jesse Brantham*  
P.O. Box 1902  
Richland, Wa  
99352

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VOL0393 P60676  
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PROTECTIVE COVENANTS  
OF  
ALTA VISTA ADDITION™  
FRANKLIN COUNTY, WASHINGTON

RECORDED AT THE  
REQUEST OF

Jesse Grantham

JUN 7 4 42 PM '96

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ZONA G. LENHART  
FRANKLIN CNTY AUDITOR  
DEPUTY MAIL TO: Page 1 of 2

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*Spuzman*

6/4/96

Date Recorded: \_\_\_\_\_

Auditor's File No. \_\_\_\_\_

The undersigned being the owners of the following described real property, to-wit:

Alta Vista Addition™, according to plat thereof recorded as Short Plat 95-24, in Franklin County, Washington, do hereby declare the following restrictions and covenants, which shall run with the land shall be binding on all parties and their heirs, successors or assigns, hereafter and until December, 1999, and shall thereafter be automatically extended for successive periods of five years, unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or their heirs, successors or assigns, shall violate or attempt to violate any of the following covenants, it shall be lawful for any other person or persons owning any real property situated in the above described area to prosecute and proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to request injunctive relief or damages for such violation. Invalidation of any one of the following covenants by a court of competent jurisdiction shall in no way affect any of the other covenants which shall remain in full force and effect.

**PURPOSE:** It is the intent and purpose of these restrictions and covenants to assure the high quality of dwellings and other structures now and in the future, to protect the health, safety, welfare, security of monetary investments, and to further all things conducive to harmony and compatibility among neighbors.

**NEIGHBORHOOD COMMITTEE:** These covenants, construction on the premises and general provisions hereinafter described shall be under the jurisdiction of a "Neighborhood Committee", composed of landowners in the Alta Vista Addition™. Alta Green or her designee shall constitute the Neighborhood Committee until other owners have purchased property in the Alta Vista Addition™. Thereafter, the Neighborhood Committee shall consist of three persons elected by the majority of the landowners in the Alta Vista Addition™.

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PROTECTIVE COVENANTS OF ALTA VISTA ADDITION™

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**DWELLINGS AND STRUCTURES:** No dwelling, shed, or shelter of any kind shall be placed on any property by moving thereon such a structure or building which had earlier been erected at any other location.

No trailer, basement, tent, shack, garage, shed, or other out-building erected or placed on the property 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. Temporary children's tents, playhouses or small, neat sheds are acceptable and subject to Neighborhood Committee approval.

No structure or dwelling shall exceed two stories in height on Lots 1 through 3. Dwellings on Lots 1 through 3 shall be single story height only, with basements optional. This is to avoid view restrictions. Each residence shall be single unit dwellings having an enclosed ground floor projected living area of not less than 1450 square feet for a single floor and not less than 1,300 square feet for single floors with a basement. Such area does not include porches, garages, patios, breezeways, etc. No outbuildings shall have a sheltered area greater than that of the dwelling.

Dwellings shall comply with not less than current, minimum F.H.A. requirements and specifications. Garages shall be no larger than adequate for three cars. No barns allowed. Neat appearing sheds and out-buildings are acceptable and subject to Neighborhood Committee approval.

Any dwelling or other structure erected or placed on the property shall be completed as to external appearance including finished painting within nine (9) months of commencement of construction. Landscaping shall be completed within six months after dwelling completion.

**LOCATION OF DWELLINGS AND STRUCTURES:** For lots without river frontage, no building shall be located nearer than fifty (50) feet to the front (West or North) lot line. No building shall be located nearer than fifty (50) feet from the back (East) lot line of any lot. No building or well shall be located nearer than fifteen (15) feet to any side lot line.

**VIEW:** All dwellings, structures, fences, trees or any thing that restricts or limits any view of the Columbia river or the vast expanse of the area must be architecturally compatible with the intent of the Alta Vista Addition planners. Sufficient architectural scaled view lines must be submitted to the Neighborhood Committee for approval prior to construction or placement on any lot. Under no circumstances shall a view of the Columbia River be obliterated by anything placed on another lot.

**FENCING:** Any fencing of this area, if provided, shall be of a decorative nature with a height of not more than four feet for front yard and six feet for back or side yard. Whatever legal requirements may exist for protective fencing around swimming pools must be installed in conjunction with the pool installation.

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PROTECTIVE COVENANTS OF ALTA VISTA ADDITION™

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**TREES:** No tree or shrub shall be planted or allowed to grow to a height in excess of 20 feet.

**DRAINAGE AND ACCESS ROADS:** Alterations to the present drainage and installation and maintenance of access roads are the responsibility of each lot owner. Such appurtenances shall be installed and maintained in such a manner as not to impose upon, obstruct or infringe upon the use of another lot.

**ANIMALS:** No obnoxious animal, livestock or poultry of any kind shall be raised, bred, or kept on any lot, without the approval of the Neighborhood Committee. Outside pets are restricted and they must be kept within a fenced area. No loose dogs or noisy pets are allowed and any animals outside the fence must be accompanied and on a leash. When pets are on public areas or streets, the owner shall be responsible for clean-up after the animal(s). Household pets such as dogs, cats, birds, or other household pets are allowed if they are not boarded or maintained for any commercial purpose, and they are do not intrude on the right to peace and quiet or privacy of any neighbors, and that they shall not be kept in numbers or under conditions objectionable in a closely built up residential community.

**RESTRICTIONS ON OTHER USES:** This property shall not be used for storage of construction machinery or rental equipment. Large trucks, tractors, trailers, combines or other similar equipment may not be placed, kept or stored at any time. Tractors, pick-ups, trailers and other devices necessary for the maintenance of lots or residences are acceptable.

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PROTECTIVE COVENANTS OF ALTA VISTA ADDITION

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Omitting restrictions herein, if any, based on race, color, religion or national origin.

ALTA VISTA ADDITION

*Alta Green*  
Alta Green, Owner

*Jane A. Hamilton 4/4/96*

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