

PROTECTIVE COVENANTS FOR AYRES ADDITION

KNOW ALL MEN BY THESE PRESENTS, that the owners of lots 3, 6, 9, 10, 11, 16, 18, 19 and 20, in Ayres Addition, a subdivision within the county of Franklin, State of Washington, the plat of which is recorded in the office of the county auditor of said county, under Auditor's file No. 154746, 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 them until January 1, 1967, at which time said restrictions and covenants shall automatically extend for successive periods of ten years unless by a 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 persons or person owning real property situate in said development or subdivision to prosecute any persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages resulting from said violation, or both.

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 Ayres Addition shall be known and described as suburban residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached, single-family dwelling not to exceed two stories, a basement and a private garage of not more than two car capacity.

2. No building shall be erected, placed or altered on any lot in this subdivision until the external design and location thereof have been approved by the planning commission or building inspector of Franklin County. All plans, set backs and building 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 quality and general appearance with other buildings on such street already erected in the subdivision.

3. No building on any residential lot shall be located nearer than 30 feet to the front lot line and 10 feet to the side lot lines with the exceptions of a detached garage which may be located not less than 60 feet from the front lot line nor less than 5 feet from any flanking street line and exception that garages attached to or within the dwelling will be permitted regardless of this restriction.

4. No noxious trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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

6. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within one year from the date of the commencement of construction.

7. No dwelling with a total ground floor area less than 1,000 square feet on one floor shall be permitted on any lot in the subdivision exclusive of porches

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and garage.

IN WITNESS WHEREOF, the owners have signed and sealed these Protective Covenants for Ayres Addition this 10th day of August, 1956.

M. D. Ayres
M. D. AYRES

Dana M. Ayres
DANA M. AYRES

STATE OF WASHINGTON)
County of Franklin) ==

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 10th day of August, 1956, personally appeared before me M. D. AYRES and DANA M. AYRES, to me known to be the individuals described in and who executed the foregoing Protective Covenants For Ayres Addition, and acknowledged that they signed and sealed the same as their 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.

Pauline Morath
Notary Public in and for the State of Washington, residing at Pasco.



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

Filed for Record Aug 10 56

A. S. 1407 M. By Pauline Morath

and recorded in Vol. 92

Book

DORC

Auditor of Franklin County

By Charles Glouven
Deputy

Indexed direct At Check

Indexed reverse At Check

Recorded by At Check

Checked by At Check

*True to: Myrtle D. Ayres
Tr. R. #2 - Road 44
Pasco, Wash.*