

254407

254407

FRANKLIN COUNTY, WASHINGTON

Filed by C.F. Griggs

PROTECTIVE COVENANTS FOR BASIN CITY NO. 1 Date NOV 15 1963 at 10⁰⁵ A. M.

Book 118 of Deeds, Page

DOROTHY TOWNE, County Auditor
Franklin County

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owners of all the land and lots in Plat of Basin City No. 1, 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. 251106, 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 November 15, 1985, 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 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 judgement, 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. The restrictions and covenants herein contained shall be applicable to all properties in the Plat of Basin City No. 1 and with the exceptions hereinafter specifically noted.

2. All lots in Plat of Basin City No. 1 shall be known and described as residential lots with the exception of lot 25, block 12, and blocks 13, 14, 15 and 16, which may be used for commercial purposes. With that exception, no structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached, single-family dwelling or a duplex dwelling not to exceed two stories in height and a private garage of not more than three car capacity, except blocks 1 and 2, on which churches may be placed. Churches may also be constructed on residential lots providing sufficient area is allowed for off-street parking, and there is no objection from adjoining property owners.

3. 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 building inspector of the County of Franklin. All Plans, setbacks 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 height and general appearance with other buildings on such street already erected.

Mailed to:
C.F. Griggs
118 S. 8th
Pasco, WASH.

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4. No building on any residential lot shall be located nearer than 25 feet to the front lot line and 5 feet to the side lot lines with the exception 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 excepting that garages attached to or within the dwelling will be permitted regardless of this restriction. No building will be permitted to encroach on any utility easement provided for in said plat where such utility easements exist.

5. No residential structure shall be erected or placed on any building plot nor allowed to remain thereon which plot has an area less than 10,000 square feet nor on any lot having less than 100 feet of frontage excepting that nothing contained in this restriction shall prevent erection of a residence on any lot as platted regardless of the frontage of said lot.

6. 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.

7. No trailer, basement, tent, shack, garage, barn or other out-building 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.

8. 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.

9. No dwelling with a total ground floor area less than 1200 square feet, exclusive of garages and porches, shall be permitted on any lot in the subdivision.

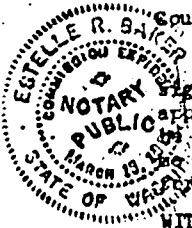
10. All structures in this sub-division shall conform to uniform building code specifications. No structure shall be moved from another location to this sub-division unless that structure meets with all requirements of the uniform building code and shall be inspected and approved by the county building inspector.

Signed and sealed this 22 Day of October, 1963.

Owners: Loen L. Bailie, Estella B. Bailie

State of Washington ACKNOWLEDGEMENT
SS

County of Franklin



On this 22 day of October, 1963 before me, the undersigned, a Notary Public in and for the STATE OF WASHINGTON, personally appeared Loen L. Bailie and Estella B. Bailie, his wife, to me known to be the individuals who executed the within dedicated and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes herein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Estelle R. Baker
Notary Public in and for the State of Washington residing in Pasco

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AMENDMENT TO "PROTECTIVE COVENANTS FOR BASIN CITY NO. 1"

WHEREAS, certain "Protective Covenants for Basin City No. 1" were filed on November 15, 1963, in Book 118 of Deeds, Page 660, Records of the Auditor of Franklin County, and

WHEREAS, it is the desire of the owners of 100% of the real estate described in said document to amend said document, NOW, THEREFORE,

IT IS HEREBY DECLARED that Paragraph Nine (9) is hereby amended so that the square feet therein referred to is reduced from 1200 square feet to 1000 square feet and shall hereafter read:

"9. No dwelling with a total ground floor area less than 1000 square feet, exclusive of garages and porches, shall be permitted on any lot in the subdivision."

SIGNED AND SEALED this 18th day of August, 1965

OWNERS:

Loen L. Bailie
Estella B. Bailie

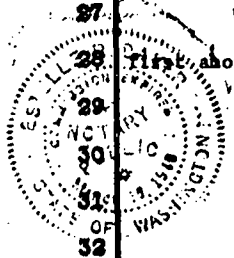
STATE OF WASHINGTON:
County of Franklin :

On this 18th day of August, 1965, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Loen L. Bailie and Estella B. Bailie, his wife, and _____ and _____, to me known to be the individuals who executed the within dedicated and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes herein mentioned.

WITNESS my hand and official seal hereto affixed the day and year _____ above written.

276870

Estelle R Baker
Notary Public in and for the State of Washington, residing at Pasco



FILED OR RECORDED
VOL. 126 of Deeds
PAGE _____ REGISTRY OF

WASH. TITLE INS. CO.
1965 AUG 19 PM 3 33

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DOROTHY TORNE AUDITOR
FRANKLIN COUNTY WASH.
MAV TD DEPUTY
WASH. TITLE INS. CO.

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RECORDED IN VOL 126
OF OFFICIAL RECORDS
PAGE 800 REQUEST OF

Basin City
JUL 25 12 20 PM '79

DOROTHY TOWNE, AUDITOR
FRANKLIN COUNTY, WASH.
[Signature] DEPUTY
MAIL TO:

Henry Barnett
Star Route
Mesa, WA. 99343

AMENDMENT

PROTECTIVE COMENANTS FOR BASIN CITY NO.1
(#254407, dated 11/15/63, Vol. 118-660)

Item 9 shall be amended to read as follows:
Any homes built in Basin City shall be a
minimum of 1000 square feet main floor above
ground level, or 1200 square feet minimum on 2
floors above ground, excluding garage.

Dated July 20, 1979

Approved by the following property owners:

Henry J. Barnett
Leonard B. Barnett
Alice M. Barnett
Estelle B. Baird
Lynn L. Baillie
Walter B. Page
Randall R. Page
Susan Barnett
Alan L. Eppich
Norma N. Eppich
H. M. McCarty
Margaret M. Diefman
Virgil H. Nailon
Martha W. Wells
Cathy Vossler
Alfred Ochoa
Diane Ochoa
Jimmie B. Stoker
Ann W. Stoker

Constance L. Barts
Rhonda Lee

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