

352455

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Request of Spaulding & Matheson
Box 165, Kennewick, Wash.

PROTECTIVE COVENANTS
of
TOMMIE BROOK TERRACE

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1 I, E. WISE, County Auditor
2 KNOW ALL MEN BY THESE PRESENTS, that we the undersigned being the owners
3 of all of the property located within Tommie Brook Terrace, as same appears
4 in the office of the Auditor for Benton County, Washington, in Volume _____
5 of plat, page 20, do hereby declare that this plat and dedication are
6 made subject to the following restrictions which run with the land and shall
7 be binding on all parties and persons claiming under them until JANUARY 1, 1976
8 and shall automatically be extended for a successive period of five years
9 unless by a vote of the majority of the then owners of the lots, it is agreed
10 to change said covenants in whole or in part.

11 IF the undersigned, or their heirs, successors or assigns shall violate
12 or attempt to violate any of the covenants herein, it shall be lawful for any
13 other person or persons owning any real property situated in said plat to pro-
14 secute any proceeding at law or in equity against the person or persons viola-
15 ting or attempting to violate any of such covenants and to prevent them from
16 so doing or to recover damages from such violation.

17 All lots in the tract shall be known and be described as residential lots
18 No structures shall be erected, altered, placed or be permitted to remain on
19 any residential building lot other than one detached single family dwelling
20 not to exceed one and one-half stories in height, and a private garage for not
21 more than two cars.

22 No building shall be located nearer than 25 feet to the front lot line or
23 nearer than 10 feet from the side lot line, except a detached garage which may
24 be located 5 feet from any side lot line and 10 feet in front from the front
25 lot line.

26 No dwelling shall be erected on any lot containing less than 850 square
27 feet of ground floor area.

28 Any dwelling or structure erected or placed on any lot in the plat shall
29 be completed as to external appearance, including painting within one year from
30 date of construction and shall be painted in the front thereof a uniform

31 No trailer, tent, shack, barn, shed or other building shall at any
32 time be used as a residence, temporarily or permanently, nor shall any structure
33 of a temporary character be used as a residence.

34 No noxious or offensive trade or activity shall be carried on upon any lot
35 nor shall anything be done on any lot which may be or become a nuisance or
36 nuisance to the neighborhood.

37 No lot shall a structure be moved onto a lot within the plat, or
38 another location.

39 E. W. Wise Ruth V. Pense
40 Donald A. Repette Frances J. Repette
41 Walter W. Pense Lillian M. Pense
42 Laura M. Pense Clarence M. Pense
43 Mendel J. Pense Barbara J. Pense

MBULFIN, POWELL, GRIS & LONEY
ATTORNEYS AT LAW
Kennewick, Washington

19 NOV 82

MOULTON, POWELL, BESS & LONEY
P. O. BOX 125
KENNEWICK, WASHINGTON

1 E.E. Donaldson

2 Gordon G. Hille

3 C.H. Hatcher

4 Keith La Point

5 Doris La Point

6 Joe V. Osborne

7 Howard Craven

8 Thomas B. Gess

9 George A. Ewart

Virginia V. Donaldson

Marie L. Hille

Jane Hatcher

Edith E. Tupper

Marvin E. Tupper

Betty E. Osborne

Mary A. Craven

Thomas J. Alder

Geraldine K. Gess

Betty Jean Ewart

STATE OF WASHINGTON
County of Benton

On this 20th day of November, 1955, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared E.E. Donaldson, Virginia V. Donaldson, Gordon G. Hille, Marie L. Hille, C.H. Hatcher, Jane Hatcher, Keith La Point, Doris La Point, Joe V. Osborne, Betty E. Osborne, Howard Craven, Mary A. Craven, Thomas J. Alder, Burness G. Alder, Thomas B. Gess, Geraldine K. Gess, George A. Ewart, Betty Jean Ewart, Earle M. Pence, Ruth V. Pence, Donald A. Pugnetti, Francis L. Pugnetti, Robert W. Reid, L. Lorene Reid, Lewis M. Keane, Elizabeth L. Keane, Mendel L. Gragg, Della D. Gragg

to me known to be the owners of the property located in Bonnie Brook Terrace, who executed the foregoing instrument, and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this instrument above written.

Walter H. ...
Notary Public in and for the State of Washington, residing at Kennwick, Washington