

Protective Covenants for Cascade Knoll Subdivision

Know all men by these presents: We, the undersigned, Gerard W., Sara F. Foraker and Ken Fruehling, being all the persons having any interest in the lands embraced in,

Cascade Knoll Subdivision

do hereby declare the following Restrictions and Covenants, which shall run with the land and be binding on all parties and all persons claiming under them until May 1, 1983, at which time said Covenants shall be automatically extended for successive periods of five years unless by vote of a majority of the then owners of the lots and it is agreed to change said Covenants in whole or in part.

Invalidation of any one of these Covenants by Judgement or Court Order shall in no way affect any of the other provision which remain in full force and effect.

1. The undersigned or his representative reserve the right to inspect, control and pass upon all plans and building locations prior to construction, and he shall continue to serve as such Committee until a successor Committee of three persons shall have been elected by a majority of the land owners in the Subdivision. Such 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 land owner in the Subdivision.
2. All lots in said Cascade Knoll Subdivision shall be known and described as residential lots.
3. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one new single family dwelling, not to exceed one and one-half stories in height and a private garage or car port less than two cars.
4. No building shall be located nearer than 25 feet to the front lot line or nearer than 25 feet to the side street line. No building, except a detached garage, shall be located nearer than 15 feet to any side lot line, unless with prior approval of architectural committee.
5. No dwelling or structure shall be placed or erected on any lot within the Plat which does not equal or exceed uniform building code minimum specifications for residential housing.
6. Any dwelling erected on any lot in the Subdivision shall be completed as to external appearance, including finished painting, within six months from date of start of construction.
7. No dwelling is to be constructed in the ground floor area in which less 1,400 square feet of finished area, not including open porches and garages.
8. Each and every structure erected within said Addition, shall be maintained at all times in a neat and clean condition. All lawns and landscaping shall any maintained in the same manner.

9. No trailer, basement, tent, garage, 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.
10. No noxious or offensive trade or activity shall be carried on upon any residential lot nor shall anything be done thereon which shall constitute a nuisance or become generally recognized as an annoyance to the neighborhood. No signs or billboards shall be displayed on any premises, except as to temporary signs used in the sale of individual properties. No livestock except dogs and cats kept for pets, shall be permitted upon the real property. All dogs will be kept on leash or in runs provided by the owner.
11. Dogs, cats or other household pets may be kept, providing these animals do not create an annoyance or nuisance to residents and invitees of said Addition. If complaints are made by 50% or more of the residents of said Addition, the offensive animal or animals shall be disposed of immediately by the owner.
12. No garbage, rubbish or noxious materials shall be placed, stored or allowed to accumulate in any unenclosed container for any period of time. All enclosed garbage, rubbish or noxious materials shall be hauled away from premises or otherwise disposed of in a lawful manner not less frequently than once each week. There will be no burning barrels.
13. Any fences must be of good appearance and no fence, hedge or boundary wall situated anywhere upon residential lot shall have a height greater than six feet and no fence, hedge, or boundary wall shall be erected closer to the front property line than 25 feet. Any side yard fences in front of house to front property line to have 48" max height. Any wood type of fences erected by individual to have stringers and posts on side of fence except by mutual agreement or common ownership. Any fence for tennis court to be approved by BLDG Committee.

Signed, sealed and acknowledged.

Executed By: Gerald W. Foraker, Sara F. Foraker and Kenneth W. Fruehling.
Recorded May 11, 1978 under auditor's file no. 758466.