

CELSTRO ESTATES

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

CELESTRO ESTATES, according to plat thereof recorded in volume of plats, page

do hereby declare the following restrictions and covenants which shall be binding on all parties and their heirs, successors or assigns hereafter and until January, 1977 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 exchange 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 wise affect any of the other covenants which shall remain in full force and effect.

PURPOSE: It is the intend 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.

1. No Mobile Home or Modular Home shall be placed on any lot having a main floor area of less than six hundred (600) square feet, exclusive of open porches, cabanas, carports and garages, and the following shall apply specifically:
 - a. Towing and running gear mechanisms be removed or covered.
 - b. Skirting be installed within sixty (60) days.
 - c. The unit be new or near new condition.
 - d. No swamp coolers shall be placed upon the roof, also no tires, blocks, rocks, etc. shall be placed upon the roof of the units.
 - e. All land areas exclusive of driveways and walks shall be planted and maintained in a manner not detrimental to other lots in the plat; provided, however, that nothing herein contained shall require the owner of vacant lots prior to construction to landscape or maintain

such lots, excepting that the said owner shall be required to remove any fire hazards contained or growing thereon.

- f. All fences, walls, hedges, or mass plantings constructed or planted on said lots shall be in accordance with the rules and regulations of the City of Pasco.

Dated this ___ day of _____, 1975

Recorded: September 11, 1975

Recording Number 355171