

## CLARK SUBDIVISION

The owners and platters of Clark Subdivision, a subdivision in the County of Franklin, State of Washington, the plat of which is recorded in the office of the County Auditor of said county in Auditor's File No. 309546, 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 the undersigned until January 1, 1973, at which time these restrictions and covenants shall automatically extend for successive periods of ten years, unless by 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 the, or their heirs, successors or assigns shall violate any of the covenants or restrictions herein contained, it shall be lawful for any person or persons owning real property situated ins aid 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 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 Clark Subdivision shall be residential lots, and no structures shall be erected, altered, placed, or permitted to remain on any lot in said Clark Subdivision or portion thereof sold as a building site, other than family dwelling and barns, corrals, and a private garage for cars. Any portion of a lot as sold as a building lot or site must conform to this site and measurement restrictions contained in Paragraph 4 hereof.
2. No basement, tent, shack, garage, barn 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. No house trailers older than 1960 models shall be used as permanent dwellings.
3. No building on any residential lot shall be located nearer than 40 feet to the front lot line, or nearer than 15 feet to the side of lot lines, excepting accessory building such as are ordinarily appurtenant to a single-family dwelling, which shall be permitted, including one private garage when located not less than 60 feet from the front line or less than 15 feet from any flanking street line, or when attached to or within the building.
4. No portion of a lot may be sold as a building site, and no residential structures shall be erected or placed on any such portion nor allowed to remain thereon,

which plot has an area of less than 13,000 square feet or a width of less than 100 feet.

5. No obnoxious or offensive activities shall be carried on on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, of which fact a two-thirds majority of the occupants of said Clark Subdivision shall be the judge.
6. No dwelling or residential structure with a minimum floor area of main structure, exclusive of open porches, garages, and breezeways, of less than 1,000 square feet, garage excluded, (except house trailers), shall be permitted on any lot in said Clark Subdivision. No dwelling may be occupied before the outside of building is completed, including two coats of paint on wood structure.
7. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearances including finished painting, within one year from date of commencement of construction.
8. Any barns or buildings for animals must be located at least 300 feet from the front property line and shall have comparable siding to residence and painted at least two coats of paint. All corrals must be painted or stained with two coats of paint, and be so located as not to be obnoxious to adjoining property.

Recorded: July 30, 1968

Recording Number: 309749