

COLES ESTATES

The owners and platters of Cole's Estates, 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 as Auditor's File No. 300761, 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, 1991, 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 them, 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 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 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 Coles Estates shall be residential lots, and no structures shall be erected, altered, placed or permitted to remain on any lot in said Coles Estates, other than one detached single family dwelling, not to exceed two stories in height, and private garage for no more than two cars.
2. No trailer, 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.
3. No building on any residential lot shall be located nearer than 25 feet to the front lot line, or nearer than 15 feet to the side 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 lot line or less than 15 feet from any flanking street line, or when attached to or within the dwelling.
4. No residential structures shall be erected or placed on any building plot, nor allowed to remain thereon, which plot has an area of less than 14, 400 square feet or a width of less than 100 feet as the set back line.

5. No noxious or offensive activity shall be carried 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 Coles Estates shall be by the judge.
6. No dwelling or residential structure costing less than \$25,000.00, and with a minimum floor area of main structure, exclusive of open porches, garages or breezeways, of less than 1400 sq. ft., garage excluded, shall be permitted on any lot in said Coles Estates. The minimum cost shall be based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these covenants to assure that the dwelling shall be of a quality of workmanship and materials substantially the same or better than that that may be produced on the date these covenants are recorded, at the minimum cost stated herein and for the minimum dwelling size.
7. 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 date of commencement of construction.
8. No livestock or poultry shall be permitted to be grazed, kept or maintained on any lot of less than 1.9 acres in Coles Estates. On lots of 1.9 acres or more, one horse is permissible; on lots of four (4) acres or more, three horses (3) are permissible.
9. Any barns or buildings other than residential 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, as be so located as not to be obnoxious to adjoining property.

RECORDED: November, 1967

RECORDING NUMBER: 304898