

COLUMBIA VIEW SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of all the land and lots in Plat of Columbia View Subdivision, Franklin County, Washington, the plat of which is recorded in the office of the county auditor of said county under the auditor's file no. 169901, 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 them until April 1st, 1980 at which time said restrictions and covenants shall automatically extend for successive periods of ten years, unless by a 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 other 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 from 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 other of the provisions which shall remain in full force and effect.

1. All lots in Columbia View Subdivision shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached, single family dwelling and a private garage for not more than two cars. One lots 27, 28, 29, 38, 39, 40 and 52 to 68 inclusive no dwelling shall exceed one story in height. On all other lots in said subdivision, no dwelling shall exceed one and one-half stories in height.
2. No building shall be erected, placed, or altered on any lot in this subdivision until the external design and location thereof have been approved by the planning commission or building inspector having jurisdiction. All plans, setbacks and building designs shall be in strict conformance to the protective covenants and restrictions listed herein and the buildings along each street shall be so designed as to conform in quality and general appearance with other buildings on such street already erected in the subdivision.
3. No building on any residential lot shall be located nearer than 25 feet to the front lot line and 5 feet to the side lot lines with the exception of a detached garage which may be located not less than 60 feet from the front lot line, except as hereinafter provided, nor less than 5 feet from any flanking street line and excepting that garage attached to or within the dwelling will be

permitted regardless of this restriction. In the case of lots 57 to 68 inclusive, if the residence faces the river a detached garage may be located on any part of the lot, but not nearer than 5 feet to West Court Street nor nearer than 5 feet to side lot lines.

4. No noxious trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the addition shall be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.
6. 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 the date of the commencement of construction.
7. On lots 57 to 68 inclusive no dwelling with a total ground floor area of less than 1,000 square feet on one floor shall be permitted. On lots 27, 28, 29, 38, 39, 40 and 52 to 56 inclusive no dwelling with a total ground floor area of less than 900 square feet on one floor shall be permitted. On all other lots of said subdivision no dwelling shall be erected or placed with a total ground floor area of less than 800 square feet on one floor exclusive of porches and garage.
8. No livestock or poultry shall be permitted to be grazed, kept or maintained on any of the lots in said subdivision.
9. Until such time as a sanitary sewer system shall have been constructed to service this subdivision, a sewage disposal system constructed in accordance with the requirements of the Health Authority with jurisdiction shall be installed to serve each dwelling. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain unless it has been first passed through an absorption field approved by the Health Authority.

IN WITNESS THEREOF these presents have been executed this 27th day of March, 1956.

Recorded: April 9, 1956

Recording Number: 175369