

31-18855

FILED BY

DECLARATION OF PROTECTIVE COVENANTS FOR THE SUBDIVISION KNOWN AS

Oct 15 8 34 AM '91

COLUMBIA QUEST

BIBBIE SAGNER  
BENTON COUNTY, AUDITOR

LOCATED IN THE CITY OF KENNEWICK, BENTON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned do hereby declare the following restrictions and covenants on COLUMBIA QUEST SUBDIVISION located in Kennewick, Benton County Washington; do hereby make the following declaration as to limitations, restrictions and uses to which the lots constituting said subdivision may be put, hereby specifying that the said declarations shall constitute covenants to run with all of the land and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitation upon all future owners in said subdivision, this declaration of restrictions being designed for the purpose of keeping said subdivision desirable and uniform .

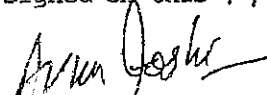
- A. These covenants are to run with the land and shall be binding on all persons claiming under them unless otherwise modified by at least 70% majority of the then owners.
- B. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, a private attached/detached garage for no more than three cars, and a garden storage or play house of less than 200 square feet. During the period of construction of homes, storage buildings are allowable.
- C. No building shall be permitted on any lot with the floor areas of the main structure less than 1500 Square feet for Ranch style home, 1800 Square feet for Two Story or any other style with a minimum of 1000 Square feet on main level.

mail to  
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5604 W. Clearwater  
Kennewick, WA. 99336

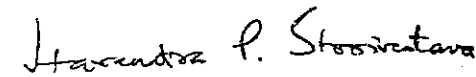
OFFICIAL RECORDS

- D. Purchasers of any lots or lot must begin construction within One Year from the date of purchase and construction shall be completed as to exterior appearance including finished painting and restoration of lot grade within Nine Months from the date of commencement of construction. If these requirements are not met, the developer may at his option repurchase the lot or lots at the original price less 10% for the sale cost.
- E. No trailer, camper, tent, shack, shed barn, garage or outbuilding shall at any time be used as a permanent residence. Use of trailer, camper etc. as a residence of temporary nature is permissible during the construction of permanent home.
- F. No offensive trade or activity shall be carried on upon any lot at any time.
- G. Animals or pets allowed by the city ordinance are permitted on the lots.
- H. Easements for installation and maintenance of utilities, irrigation and drainage facilities are reserved as shown on the recorded plat of Columbia Quest in Volume 14 of plats, page 105, records of Benton County Washington.

Signed on this 14<sup>th</sup> day of OCTOBER 1991

  
Arun N. Joshi

  
Vandana A Joshi

  
Harendra P. Shrivastava

  
Usha Shrivastava

OFFICIAL RECORDS