

After recording Mail to:  
Amanda Alexander  
490 Bradley Blvd.  
Richland, WA 99352

Kenneth F. & Pauline A. Weber  
2021 Rd. 64  
Pasco, WA. 99301

**CASCADE TITLE CO.**

LIISC 11-050  
Reference numbers to related documents

65

Grantor/Declarants: Kenneth F. & Pauline A. Weber

Grantee:

Legal Description: Columbia Flats II According to the Plate Thereof recorded in Volume D of Plats,  
Page 338, Franklin County, WA.

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**PROTECTIVE COVENANTS RUNNING WITH LAND  
FOR  
COLUMBIA FLATS II**

**THIS INDENTURE AND DECLARATION** of covenants running with the land made  
this 19<sup>th</sup> day of January 2011, by Kenneth F. and Pauline A. Weber, (Declarants )

**WITNESSETH:**

**WHEREAS:** said parties are the owners of the following described property which is plated  
as COLUMBIA FLATS, an addition to Franklin County, Washington, and is legally described as

The Plat of COLUMBIA FLATS II Subdivision and is currently west of Road 64 and south of  
Wernet  
Franklin County, Washington. Parcel Number 118-582-035 FRANKLIN COUNTY  
WASHINGTON.

**WHEREAS,** it is the desire of said parties that said covenants be recorded and that said  
protective covenants be thereby impressed upon said land for the mutual benefit of all owners, present  
and future, **NOW THEREFORE,**

12/29/10

**IT IS HEREBY MADE KNOWN THAT** said parties do by these presents make establish, confirm and hereby impress upon Columbia Flats II, and addition to Franklin County Washington, as recorded in Volume D of Plats, Page 338, Records of Franklin County, Washington, under auditors file number 1713157 which property is all located within the urban growth boundary of Pasco, Washington, the following protective covenants to run with said land, and to hereby bind said parties and all the future grantees, assignees, and successors to said covenants for the term hereinafter stated as follow:

1. The area covered by these covenants is the entire area described above.
2. Each lot shall be used for one single family detached residence and related accessory buildings.
3. The living area of the main structure, exclusive of one story, open porches and garages shall be: not less than 1800 square feet in the case of one level homes and not less than 2250 square feet in the case of 2 Story homes and not less than 1800 square feet on the main level. All homes constructed in the area shall include as a minimum an attached 2-car garage. (\*Lot 13 & 14 is a homesteaded property and is exempt\*)
4. The primary residence shall be stick built double wall construction only.  
**MANUFACTURED OR MODULAR HOMES NOT ALLOWED OF ANY KIND.**
5. Siding shall consist of lap siding, vinyl, brick, stucco or architectural distinctive design approved by the Architectural Control Committee. T-11 or vertical siding not allowed. (\*Lot 13,14 is a homesteaded property and is exempt\*)
6. No main residences shall have metal roofs of any type. All main residences must be-roofed by architectural laminated roofing material. No three tab style shingles will be allowed. No less than a minimum of 6:12 pitch roof. (\*Lot 13,14 is a homesteaded property and is exempt\*)
7. All secondary structures must be of similar color as the main structure. No structure shall be painted or colored, pink, purple, bright yellow, orange, blue or green. The ACC prefers earth tones. All shops will have eave overhangs on all sides. Secondary structures i.e. shops square footage will not be larger than the main residence square footage.
8. The owners of the lot shall maintain all easements shown on the face of the plat. No structures, plantings, or other materials shall be placed upon said easements in a manner, which may damage or interfere with the installation and maintenance of utilities or which may interfere with or change the direction of drainage channels within the easements.

9. Fences may be erected along property lines as long as the owner of the lot is aware that access to the easement may require the removal of said fences. No fence, wall or hedge shall be erected, placed or altered on any lot nearer to any street than the building set back line. Decorative open fencing of not more than 42 inches high may be installed in the front yard of any dwelling. No cyclone fences or mesh steal fences will be erected of any kind.
10. The front yard abutting the main street serving as access to any lot must be fully landscaped with 180 days of receiving certificated of occupancy.
11. Owner is responsible upon transfer of title for all dust control.
12. No TV antennae, radio antennae, or satellite dishes or related items will be placed or installed on any lot in a manner, which would be visible from the street.
13. No recreational vehicle, boat, trailer, etc. shall be parked on the main street, nor shall these be stored on any individual lot closer to the street than the front of the garage. The intent of this covenant applies to the permanent storage of such vehicles by a property owner and does not apply to one who may be visiting an individual property owner. Any vehicle, visitor or permanent owner parked for a consecutive (1) week will be considered permanent and will fall under the conditions of this covenant.
14. No vehicles other than commercial vehicles working on the construction site may park in front of a construction site lot for any reason for any length of time.
15. Any construction may not start before 7:00 A.M. and will stop on or before 10:00 P.M. The maximum build time will be no more than 12months.
16. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become annoying or a nuisance to the neighborhood.
17. All the above items shall be submitted to the ACC for approval.

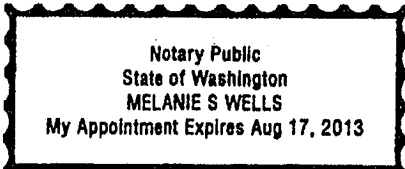
IN WITNESS WHEREOF, the undersigned owners of the property.

By Kenneth F. Weber  
Kenneth F. Weber

By Pauline A. Weber  
Pauline A. Weber

STATE OF WASHINGTON )  
                                          )  
COUNTY OF ~~FRANKLIN~~ )  
                                  Benton

On this 19<sup>th</sup> day of January, 2011 Before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kenneth F. Weber and Pauline A. Weber, to me, known to be the owners of the property. Said persons acknowledged it to be their free and voluntary act for the use and purposes mentioned in this instrument.



Melanie S Wells  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON,  
Residing at West Richland  
Commission Expires 8/17/13