



Return Name and Address:
ARUN N. JOSHI
3004 W CLEARWAY AVE.
HENNEWICK WA 99336

PLEASE PRINT OR TYPE INFORMATION:

Document Title(s)(or transactions contained therein):
1. DECLARATION OF PROTECTIVE COVENANTS FOR THE
2. SUBDIVISION KNOWN AS GAGE GALAXY LOCATED
3. IN THE CITY OF RICHLAND, BENTON COUNTY, WA.
4.

Grantor(s)(Last name first, first name, middle initials):
1. GAGE GALAXY
2.
3.
4.
Additional names on page _____ of document.

Grantee(s)(Last name first, first name, middle initials):
1. PUBLIC
2.
3.
4.
Additional names on page _____ of document.

Legal description (abbreviated: i.e., lot, block, plat or section, township, range, qtr./qtr.):
25-9-28
Additional legal is on page _____ of document.

Reference Number(s) of documents assigned or released:
Additional numbers on page _____ of document.

Assessor's Property Tax Parcel/Account Number: 1-2598-300-0002-004
1-2598-300-0003-003
Property Tax Parcel ID is not yet assigned.
Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



DECLARATION OF PROTECTIVE COVENANTS FOR THE SUBDIVISION

KNOWN AS

GAGE GALAXY LOCATED

IN THE CITY OF RICHLAND, BENTON COUNTY WASHINGTON

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Arun & Vandana Joshi being the developer and sole owners of and having all the interest in the property covered by the plat designated as:

GAGE GALAXY

do hereby declare the following restrictions and covenants on the GAGE GALAXY Subdivision located in Richland, 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 future owners in said subdivision for the purpose of keeping the subdivision uniform and enjoyable to all owners.

- A. These covenants are to run with the land and shall be binding on all persons claiming under them until otherwise modified by 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 on single family dwelling, a private attached garage for minimum of TWO cars and no more than THREE cars, and a garden shed or play house of no more than 200 square feet. During the period of construction of homes, storage buildings are permitted.
- C. No building shall be permitted on any lot with the floor areas of the main structure less than 1500 Square feet for single level home (Rambler), 1800 Square feet for Two Story or any other style with a minimum of 1000 Square feet on main level.
- D. Front elevation of each main structure shall have minimum 30% Brick, Stucco, stone accent and Lap siding in the remaining section. Other sides of the home may utilize vertical siding. Natural gas shall be used for home heating system and water heater(s).
- E. 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 with NINE months from the date of commencement of construction.



F. 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 construction of a permanent home, and any other temporary situations.

G. No offensive trade or activity shall be carried on upon any lot at any time.

H. Animals or pets allowed by the city ordinance are permitted on the lots.

I. **SPECIAL COVENANT FOR LOTS ABUTTING AMON WASTE WAY IDENTIFIED AS LOT NUMBERS 12 THROUGH 18.**

" NO DEVELOPMENT IS PERMITTED WITHIN THE WETLAND BUFFER EASEMENT AREA UNLESS PRIOR APPROVAL IS GRANTED BY THE CITY OF RICHLAND COMMUNITY AND DEVELOPMENT SERVICES DEPARTMENT PURSUANT TO RICHLAND MUNICIPAL CODE CHAPTER 22.10 SENSITIVE AREAS."

" NO BUILDING PERMITS SHALL BE ISSUED FOR AREA WITHIN THE GEOTECHNICAL SETBACKS EASEMENT UNLESS A SITE AND PROJECT SPECIFIC GEOTECHNICAL REPORT IS SUBMITTED TO AND APPROVED BY THE CITY OF RICHLAND BUILDING OFFICIAL."

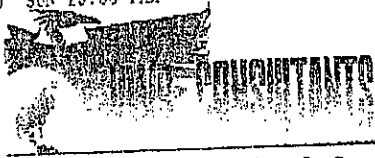
"OVERWATERING SHALL BE PROHIBITED IN THESE LOTS TO PRVENT SOIL SATURATION BELOW BELOW FOUR FEET, TO PROTECT GEO TECHNICAL SLOPES AND MINIMIZE THE EROSION OF THE SLOPES.

BUILDERS/HOMEOWNERS/OCCUPANTS SHALL RESTRICT WATERING DURATION TO PREVENT SOIL SATURATION. LETTER FROM REGISTERED PROFESSIONAL ENGINEER "DWR CONSULTANTS, DT NOV 5TH 2000, IS MADE A PART OF THIS RESTRICTION."

Signed on this 4th day of NOV, 2000

Arun N. Joshi

Vandana A. Joshi



MADE PART OF GAGE GALAXY C-CAR

(509) 545-0181, P.O. BOX 2188, PASCO, WA 99302

November 5, 2000

Vandana Joshi
A&V Enterprises
5604 W. Clearwater
Kennewick, WA 99336



Subject: Gage Galaxy-fill and cut area irrigation recommendations

Dear Mr. Joshi:

In our earlier report, we recommended that irrigation water saturation, into the soil, not exceed over 4 ft. in depth. Since turf generally uses roots of 6 to 12 inches deep and most shrubs lack significant roots below 2 ft. deep, the 4 ft. limitation is generous.

Your question as to the best method to advise homeowners on the irrigation practices for the covenants, is well founded. Since such a wide array of plant types and irrigation devices exist, it is impossible to provide a simple and straightforward way to accomplish this task. However, local landscape contractors and the Washington State University Cooperative Extension Office (783-3551) provide excellent sources to achieve good vegetation while not over-saturating the soil. Most cut or fill slopes can be made to fail by complete saturation, at depth, and over-application of irrigation water is often the source of this water saturation. With respect to your request for a statement for inclusion in the covenants, I suggest the following:

Over-watering, from irrigation can cause slope slides and considerable erosion. To protect the slopes associated with this development, reasonable care is required for irrigation practices. Publications such as How to Water Your Lawn, by Marianne C. Ophardt, WSU Area Extension Agent, provides one source of guidance for adequate irrigation and healthy plant development. The slopes have been designed for up to 4 ft. deep of irrigation saturation into the soil, but there should be no need for soil saturation below 18 inches.

As we discussed, there is limited opportunity for us to be "irrigation police," yet most homeowners should welcome the opportunity to develop nice landscaping. Yet, I have seen a tendency to use a much irrigation water as

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MADE PART OF GABI GALAXY C&A-R

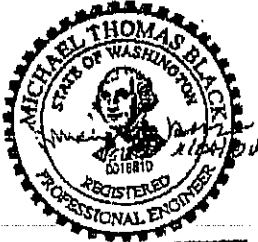


Black to Johsi, November 4, 2000

possible since the cost is fixed and there is no metering of the use of irrigation water. The person who irresponsibly applies excessive water to their landscape can cause a multiple of problems including slope failures or erosional washouts. I think your idea to placing the above paragraph in the covenants is a good one.

Please do not hesitate to contact me should you have questions or comments, and thank you for your confidence in DWR Consultants, Inc.

Respectfully Yours,



Michael Black, P.E., President
DWR CONSULTANTS, Inc.
Cc: 2 copies
Ecl: How to water your lawn (2 pages).