

## HILLS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owners of all the land and lots in Plat of Hill's Subdivision, a subdivision within the County of Franklin, State of Washington, the plat of which is recorded in the office of the county auditor of said county under auditor's file No. 262943 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 June 10, 1984, 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 of the other provisions which shall remain in full force and effect.

1. The restrictions and covenants herein contained shall be applicable to all properties in the Plat of Hills Subdivision with the exceptions hereinafter specifically noted.
2. All lots in Plat of Hills Subdivision shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached, single-family dwelling not to exceed two stories in height and a private garage of not more than three car capacity. Residences on Lots 6 and 7 of Block 1 and Lot 6 of Block 2 shall be of brick construction or brick veneer.
3. 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 building inspector of the County of Franklin. 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 height and general appearance with other buildings on such streets already erected.

4. 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 nor less than 15 feet from any flanking street lines and excepting that garages attached to or within the dwelling will be permitted regardless of this restriction. No building will be permitted to encroach on any utility easement provided for in said plat where such utility easement exists.
5. No residential structure shall be erected or placed on any building plot nor allowed to remain thereon which plot has no area less than 12,500 square feet nor on any lot having less than 100 feet of frontage excepting that nothing contained in this restriction shall prevent erection of a residence on any lot as platted regardless of the frontage of said lot.
6. 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.
7. 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.
8. 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.
9. No dwelling with a total ground floor area less than 1,250 square feet, exclusive of garages and porches, shall be permitted on any residential lot in the subdivision.
10. All structures in this subdivision shall conform to uniform building code specifications. No structure shall be moved from another location to this subdivision unless that structure meets with all requirements of this uniform building code and shall be inspected and approved by the county or city building inspector.

Dated July 14, 1964

Recorded July 14, 1984

Recording Number 262944