

DECLARATION OF PROTECTIVE RESTRICTIONS

This declaration of protective restrictions made this 21st day of February, 1950, by Hill View Association, Inc., a Washington corporation, upon the property described as follows: Southeast quarter of northwest quarter of section 4, township 8 north, range 29 east, W.M., lying west of Sonderman Road in the County of Benton, State of Washington, known as Hill View Acres.

1. No building except a private, single or dual occupancy residence, with the customary outbuildings, including a private garage, shall be erected, placed, or permitted on said premises or any part thereof, and that the dwelling shall contain not less than 750 square feet of floor space and shall be erected on a continuous masonry foundation.
2. No dwelling shall be located closer than 25 feet nor more than 100 feet from the front lot line, nor closer than 15 feet to the side lot line. Outbuildings other than garages shall be set not closer than 100 feet from the front lot line and each individual outbuilding shall contain not more than 500 square feet of floor space.
3. No residential structure shall be placed on any building plot which plot has an area of less than 15,000 square feet, or a width of less than 75 feet at the front lot line.
4. No noxious or offensive 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 or garage shall be used as a residence for more than 24 months. No tent, shack, barn, or other outbuilding on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. The ground floor area of the main structure, exclusive of one-story open porches and garage, shall be not less than 750 square feet.
7. Easement rights-of-way of 5 feet over the rear of all lots as shown on tract plan shall be granted for utility installation and maintenance.
8. That portion of building above basement to be completed as to external appearance in 24 months from starting date, and not to be occupied until exterior is complete.


9. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch, or drain. Sewage disposal systems shall be constructed in accordance with requirements of health authorities and shall serve each dwelling.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, at which time said covenants shall automatically cease, unless by a vote of a majority of the then owners of the lots, it is agreed to continue or change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any 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 covenant, and either prevent him or them from so doing, or to recover damages or other dues for such violation. Invalidation of any one of these covenants by judgment or court order shall in no ways affect any of the other provisions, which shall remain in full force and effect.

In witness whereof the undersigned corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed the day and year first above written.

HILL VIEW ASSOCIATION, INC.


Lester R. Britag
President

Edward Chapman
Secretary