

262944

FILED OR RECORDED
VOL 121 of Deeds
PAGE REQUEST OF
C. F. Griggs

262944

1964 JUL 14 PM 1 59 PROTECTIVE COVENANTS FOR HILLS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

DOROTHY TOWNE AUDITOR
FRANKLIN COUNTY, WASH.
DEPUTY
MAIL TO

C. F. Griggs
118 S. 8th
Pasco, Wash.

That the undersigned, being the owners of all the land and lots in Plat of Hills 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. 262944 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 30, 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 line and excepting that garages attached to or within

121 REC 531

262944

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 an 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 the uniform building code and shall be inspected and approved by the county or city building inspector.

Signed and sealed this 14th Day of July, 1964.

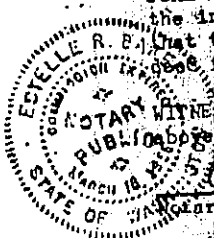
John R. Hills
John R. Hills

Frances M. Hills
Frances M. Hills

ACKNOWLEDGEMENT

State of Washington
County of Franklin

On this 14th day of July, 1964, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared John R. Hills and Frances M. Hills, husband and wife, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.



WITNESS my hand and official seal hereto affixed the day and year first above written.

Evelyn R. Baker
Notary Public in and for the State of Washington, residing in Pasco

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Mail to: John Hills, 3005 Wilcox Dr., Pasco, Wash.

RECORDED IN VOL. 11
OF OFFICIAL RECORDS
PAGE _____ REQUEST OF

John Hills

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DOROTHY TOWNE AUDITOR
FRANKLIN COUNTY, WASH.
MAIL TO

AMENDMENT OF RESTRICTIVE COVENANTS
PLAT OF HILLS SUBDIVISION

COME NOW, the undersigned, and representing themselves to be all of the owners of property in Hills Subdivision according to Plat thereof recorded in Volume "D" of Plats, Page 17, records of Franklin County Auditor, and /or the totally affected parties by reason of the Declaration of Protective Covenants touching and concerning said Plat of Hills Subdivision executed the 11th day of July, 1964 and recorded July 14, 1964 under Auditor's File No. 262944 records of Franklin County Auditor, which said Declaration of Protective Covenants are hereinafter referred to as "The Protective Covenants", do hereby covenant and agree one with the other as follows:

Lot 6, Block 1 of Hills Subdivision, according to Plat thereof recorded in Volume "D" of Plats, page 17, records of Franklin County Auditor is hereby released from the restriction in paragraph 2 of the Protective Covenants which states that said residence "shall be of brick construction or brick veneer", as hereinabove more particularly described touching and concerning the Plat of Hills Subdivision, Franklin County, Washington the same as if the said restriction had not been executed in the first instance.

DATED this _____ day of August 1968

- | | |
|------------------------------|----------------------------|
| 1. <u>John R. Hills</u> | <u>Fredrick W. Hill</u> |
| 2. <u>Edward E. White</u> | <u>Rodolph M. Whistner</u> |
| 3. <u>Jack L. Ness</u> | <u>Warren M. Ness</u> |
| 4. <u>James H. Brown</u> | <u>Ellen V. Brown</u> |
| 5. <u>Carl H. Bowie</u> | <u>Sue Bowie</u> |
| 6. <u>L. J. Day</u> | <u>Annora K. Day</u> |
| 7. <u>Lyndene F. Fenton</u> | <u>Carol L. Fenton</u> |
| 8. <u>Robert E. French</u> | <u>James R. French</u> |
| 9. <u>William F. Collier</u> | <u>Joseph E. Collier</u> |

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11 PAGE 333