

# CCR's FOR John Dam Plat

## RESTRICTIONS

The following restrictions will apply to lots contained in the annexed plat and are to run with the land and shall be binding on all parties and persons claiming under them.

1. That these restrictions remain in force until January 1, 1970, at which time said restrictions shall be extended automatically and without action for successive periods of ten years, unless by an agreement in writing executed by a majority of the then owners of the lots it is agreed to change said restrictions in whole or part.
2. That no residence shall be built closer than 25 feet from the North lot line nor closer than 10 feet from the sides of the lot.
3. There shall be no trailers or temporary building except during the period of permanent construction and all such temporary buildings shall be of good appearance and painted, and all such permanent building exteriors shall be completed within two years from start of construction. The moving of a building on a lot will be construed as starting a permanent construction.
4. No business of any character shall be conducted within this plat, except with the consent of a majority of the property owners.
5. Residence buildings shall be restricted to one single family dwelling with a minimum of 1,000 square feet of floor space, exclusive of garages and porches.
6. The annexed plat is subject to utility easements, over, and across and under, lots as indicated by the hypotenused lines and designated as utility easements on the face of the recorded plat for the purpose of installation, construction, re-construction, repairs and maintenance of public utilities. Power and telephone poles shall be placed on lot lines only.
7. There shall be no livestock or outside toilets allowed in this plat.
8. All fences must be of good appearance and not to obstruct view. Trees and hedges must be planted so as not to overlap lot lines. With consideration given to your neighbor.
9. Street curbing shall be of approved type and must conform to the established elevation of the street.
10. If the undersigned, or his heirs, successors, 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 plat to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and to prevent them from so doing or to recover damages for such violation.

Filed for record at 11:30 AM this 11th day of Sept. A.D. 1950, and recorded in Vol. 4 of Plats, page 50, records of Benton County, Washington.

Fee # 260123

R. E. W. W.  
County Auditor

I hereby certify the plat of "JOHN DAM PLAT" as shown hereon is based on an actual survey of the property described, that courses and distances as shown are correct to the best of my knowledge and belief and that iron pipe monuments have been set at all lot corners.

C. J. Worley  
Professional Land Surveyor

✓ DONE