

KARMY ADDITION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owners of all the land and lots in the plat of KARMY SUBDIVISION, Franklin County, Washington, the plat of which is recorded in the office of said county auditor under the county auditor's file No: 362402, do hereby declare 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 July 1, 1986, at which time said restrictions and covenants shall automatically extend for successive periods of ten years, unless by a vote of the majority of 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 successors or assigns, shall violate any of the covenants or restrictions here in contained, it shall be lawful for any other person or persons owning real property situate in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any of such covenants, and either to prevent him or them from so doing or to recover damages resulting from said violation or both.

Invalidation of any one 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. All lots in Karmy Addition shall be residential lots and no structures shall be erected, altered, placed or permitted to remain on any lot in said Addition other than one single family dwelling with attached garage, provided, however, that a private garage for not more than two cars and attached to the residence by a breezeway shall be permitted. No structure unattached to the single family dwelling shall be allowed.
2. No trailer, basement, tent, shack, garage, barn, or other out-building shall be erected or allowed to remain on any lot or used as a residence temporarily or otherwise, provided, however, that during the course of construction, a construction shed will be allowed but no such shed or other building shall be used as a residence temporarily or otherwise.
3. All structures must meet building codes in regards to side lines or other restrictions.
4. No noxious or offensive activity shall be carried on on any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood, of which fact a two thirds majority of the occupants of said Karmy Addition shall be the sole judge.

5. Any dwelling erected or placed on any lot in this subdivision shall be complete as to external appearance, including finished painting, within six months from the date of commencement of construction.
6. No pets of any kind other than Cats and Dogs only, and no more than 2 of each of these.
7. No livestock or poultry shall be permitted to be kept or maintained on any of the lots in this subdivision.
8. No dwelling with a total ground floor area of less than 1,000 square feet on one floor shall be permitted on any lot in the subdivision, exclusive of porches and garages, except that a house with 2 floors or split entry may have a minimum of 900 square feet upper and 750 sq. ft. lower.

RECORDED: July, 1976

RECORDING NUMBER: 362402