

249761

RESTRICTIVE COVENANTS FOR LACHTMAN ADDITION

in

West 450 feet of the southeast quarter of southwest quarter of northwest quarter of section 26, township 9 north, range 29, east, N.M. EXCEPT county roads.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, owners and platters of Lachtman Addition, a subdivision in Franklin County, State of Washington, as recorded in volume D, of Plats, Page 310 do hereby make and declare the following building restrictions governing all construction upon any and all lots of said Lachtman Addition, which said restrictions, charges and additions shall be, and shall be construed as covenants running with the land, and shall be binding upon all persons who shall hereafter acquire any land or lots in said Lachtman Addition.

All persons upon acquiring any land or lots in said Lachtman Addition shall be taken and held to agree and covenant with the undersigned owners, their assigns, grantees, successors or legal representatives, to conform to and approve the restrictions of use and stipulations as to the use of said land or lots and any construction of improvements thereon for a period of twenty-five (25) years from the date these covenants shall be recorded, after which the said covenants shall be automatically extended for periods of ten (10) years, unless an instrument signed by two-thirds (2/3) majority of the owners of the lots, agreeing to change said covenants in whole or in part has been recorded.

If the parties hereto or any of them or their heirs, assigns, grantees or successors shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person owning any land or lots situated in said Lachtman Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of the covenants and restrictions hereinafter set forth, and either enjoin such violation or recover damages or other dues which may lawfully flow from such violation.

Any invalidation of any one of these restrictive covenants by judgment or court order shall not in any wise effect any of the other provisions remaining, and such remaining provisions shall remain in full force and effect.

1. All lots in Lachtman Addition, according to the recorded plat thereof, shall be known and shall be described as residential lots, and no structures shall be erected, altered or placed on any lot or subdivision of said Lachtman Addition, other than one-family detached dwellings, not to exceed one and one-half (1-1/2) stories in height, and a private garage for not more than two cars, excepting small utility sheds.

2. No structure of a temporary character, no trailer, basement, tent, shack, barn or other outbuilding shall be used on any lot at any time, either temporarily or permanently except during the period of actual construction of a permanent structure on any of said lots and in any event, not to exceed twelve (12) months.

3. No residential dwelling shall be moved from another location to this property.

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- 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 (2/3) majority of the occupants of said Lachtman Addition shall be the judge.
- 5. No building on any lot shall be located nearer than thirty-five feet to the front lot line. No building shall be located nearer than five (5) feet to the side lot lines. No building shall be located nearer than twenty-five (25) feet from the rear lot line of any of the said lots. Except garages may be located to easement line.
- 6. No lot in said Lachtman Addition shall be subdivided by the owners.
- 7. No dwelling or residential structure with a minimum floor area of main structure, exclusive of open porches, garages, or breezeways of less than 1200 square feet and no building having concrete block exterior shall be permitted on any lot in said Lachtman Addition.
- 8. Any dwelling or structure erected or placed on any lot in this Addition shall be completed as to external appearance, including finished painting, within twelve (12) months from date of commencement of construction.

Sidney Lachtman
 Sidney Lachtman
Alice M. Lachtman
 Alice M. Lachtman



STATE OF WASHINGTON)
) SS.
 COUNTY OF BENTON)

On this 25 day of June, A. D. 1963, before me, the undersigned, a Notary Public, and for the state of Washington; duly commissioned and sworn, personally appeared Sidney Lachtman Alice M. Lachtman to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

F. V. P.
 Notary Public in and for the
 State of Washington
 Residing at Tawach

219761
 FRANKLIN COUNTY, WASHINGTON
 Filed by C. F. Briquet
 On JUN 27 1963 at 12:02 P. M.
 Book 117 of Deeds, Page
 BORDINE TOWNE, County Auditor
 By B. C. [Signature]
 Deputy
 Mail to: C. F. Briquet
118 S 8th
PASCO, WASH.

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Petition to Amend Restrictive Covenant
Section One, of Lachtman Addition

This petition, signed by the undersigned property owners of the Lachtman addition, approve an amendment to the restrictive covenant for the Lachtman addition.

Covenant reads as followed: Section One: All lots in Lachtman addition, according to the recorded plat thereof, shall be known and be described as residential lots, and no structures shall be erected altered or placed on any lot or subdivision of said Lachtman addition, other than one-family detached dwellings, not to exceed one and one-half (1-1/2) stories in height, and a private garage for not more than two cars, excepting small utility sheds.

Covenant amended to read: Section One: All lots in Lachtman addition, according to the recorded plat thereof, shall be known and be described as residential lots, and no structures shall be erected, altered or placed on any lot or subdivision of said Lachtman addition, other than one-family detached dwellings, not to exceed two (2) stories in height, and a private garage for not more than two cars, excepting small utility sheds.

This amendment to be recorded along with original restrictive covenant for Lachtman addition signed June 25, 1963, recorded June 27, 1963 under auditors file 249761, records of Franklin County.

Property Owners	Address (Lot & Block#)	Phone
Wm Henderson	10/14/78 709 Rd 50	545-4102
Maria D. Henderson	10/14/78 (Lot 10, Block 2)	545-4102
Wayne L. Linn	10/14/78 Lot 10, Block 1	545-8142
L. O. Balcom	10/14/78 Lot 4 Block 2	547-4737
Betty T. Cristod	10/14/78 Lot 5 Block 2	545-9420
Levin Denier	10/14/78 Lot 6 Block 1	547-8190
Robert W. Spoober	10/14/78 Lot 8 Block 1	547-8344
Ronald A. Souter	10/14/78 Lot 2 Block 1	547-5107
Joe H. Gubriston	10/14/78 " 3 " "	545-8457
Levin Goffin	10/14/78 Lot 4 Block 1	545157.2
Judy C. Mousch	10/15/78 Lot 9 Block 2	545-4480
Virginia J. Richter	10/15/78 Lot 1 BK 2	545-9203
Betty Johnson	10/15/78 Lot 3 BK 2	547-5320
Sam O'Brien	10/16/78 Lot 8 BK 2	547-0824
Jackie Luster	10/27/78 Lot 7. BK 2 385728	545-8672

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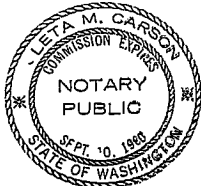
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I Marja Henderson, being first duly sworn on oath, depose and say, number one; I have obtained the signatures set forth on the attached petition, that I verify that the persons whose names appear there on, affixed there signatures and that they are the persons who have a legal interest and are authorized to sign the Petition to Amend Restrictive Covenant Section One, of Lachtman Addition.

Signature Marja D. Henderson

Subscribe and sworn too, before me this 3rd day of November 1978.

Notary Public Clara M. Carson, in and for the state of Washington, residing at Fescos.



RECORDED IN VOL 116
OF OFFICIAL RECORDS
PAGE _____ REQUEST OF
Marja D. Henderson
Nov 3 11 54 AM '78

DOROTHY TOWNE AUDITOR
FRANKLIN COUNTY, WASH.
DEPUTY

MAIL TO:
709 Rd 5th
Pasco, WA.
99301

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