

## MARTIN PLAT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned ELIZABETH OLSON, I. M. LEHELDT, IRENE J. LEHELDT, who are the owners of the following property, to-wit: BLOCK 1, lots 2, 3, 4 and BLOCK 2, lots 2, 3, 4, 5, 6, 7, all in Martin Plat, Part of Tract 2 – Highlands Plat “A”, Sec. 33-T9N-R29 EWM, Benton County, Washington, do hereby declare that the following restrictions shall run with the land and be binding on all parties and all persons claiming the property until February 1, 1984, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

1. All lots in the Addition shall be used for residential buildings only.
2. All set back lines, sidelines and other building restrictions shall be in accordance with the applicable ordinances of the County of Benton, State of Washington.
3. All other structures shall be in the rear of the dwelling house and shall be sightly, of neat construction and of a character to enhance the value of the property. All dwellings shall be completed one (1) year from the starting date of construction.
4. When any improvements are erected on any lot in this Addition the owner shall at the same time construct a septic tank of a character to be approved by the Franklin-Benton County Health Department to provide sewage for same unless sanitary sewage is available.
5. No dwelling shall be constructed on any lot in this Addition, nor shall any dwelling be moved or maintained thereon, with less than twelve hundred fifty (1250) square feet of floor space on the ground level exclusive of porches and porticos. Exception: Split level or tri-level at least nine hundred and fifty (950) main floor, a total of at least fourteen hundred (1400) square feet, duplexes so constructed must have a minimum of nine hundred and fifty (950) square feet per each apartment unit.
6. No fence shall exceed a height of four (4) feet from the street line to the building setback line.
7. There shall be no animals kept on the premises except dogs and cats, and then only in the number customary to a residential neighborhood.
8. No trash, garbage or rubbish shall be dumped, deposited or stored on any lot on the premises. All enclosed garbage, rubbish or noxious materials shall be

hauled away from the premises or otherwise disposed of in a lawful manner not less frequently than once a week.

9. No building materials will be placed or stored on any lot until the owner is ready and able to commence building.
10. No tall trees or brush type trees shall be planted as to obstruct neighbors view.
11. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently. Only trailers of less than 35 feet may be stored on any lot and only when said trailer is the property of owner-occupant, the resident of that lot.
12. Each and every structure erected within said addition shall be maintained at all times in a neat and clean condition in reference to all exterior surfaces. All lawns and landscaping shall be maintained and kept in the same manner.

Recorded: February 26, 1974

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