

MEADOW MANOR ACRES

The owners and platters of Meadow Manor Acres, north unit, a subdivision in the County of Franklin, State of Washington, the plat which is filed in the Office of the Franklin County Auditor, under the Auditor's file Number 393799 do hereby declare that the following restrictions and covenants shall be restrictions and covenants running with the land, shall be binding on all parties and all persons claiming undersigned, until January 1, 2001, at which time these restrictions and covenants shall automatically extend for successive periods of ten years, unless by a vote of the majority of the owners of the lots it is agreed to change or abrogate such restrictions and covenants.

If the owners hereto, or any of them or their 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 subdivision to prosecute any proceedings 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 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.

PURPOSE: It is the intent and purpose of these restrictions and covenants to assure the high quality of dwellings and other structures now and in the future, to protect the health, safety, welfare, security or monetary investments, and to further all things conducive to harmony and compatibility among neighbors.

1. **ARCHITECTURAL CONTROL:** No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plan showing the location of the structure, have been approved by the Architectural Control Committee and as they relate to quality or workmanship and materials, harmony of external designs with existing structures, the location in respect to topography and finish grade elevation and structural height as it relates to impairment of view. In addition, a general landscaping plan shall be required at the time of initial submission of development project and will be followed by a detailed landscaping plan once the final site plan has been approved.

The Architectural Committee is composed of any three of the fee simple owners.

The majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor.

If either of the members of the committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

2. **LAND USE AND BUILDING TYPES:** No lot shall be used other than for residential purposes, except that a contiguous lot owned by the same party may be used for pasture, if approved by the Architectural Committee. The residence shall not exceed two (2) stories and must have an attached garage for not more than three (3) cars. Any other buildings shall meet the requirements set forth in the applicable ordinance of Franklin County. All structures shall be constructed on a site commencing from a poured foundation.
3. **DWELLING SIZE AND QUALITY:** A one (1) story dwelling shall have a minimum of 1650 square feet. A tri-level dwelling shall have a minimum of 1500 square feet on the main floor and a combined minimum of 2000 square feet, including the lower level. Other dwellings shall have a minimum of 1500 square feet on the first floor with a combined minimum of 2000 square feet.

The above requirements are exclusive of open porches, garage or breezeways. Furthermore, an attached garage shall have a minimum of 400 square feet with a maximum of 700 square feet. Each lot shall have a concrete or asphalt driveway of at least 16 feet in width and 20 feet in depth extending from the front of the garage.

Any roof of dwelling or structure erected or placed on any lot shall be of wooden shakes or shingles, or tile. Any dwelling or structure erected or placed on any lot shall be completed as to external appearance, including finished painting and masonry work, within nine (9) months from the date that construction commenced. Landscaping shall be completed within eighteen (18) months of the commencement of construction.

Any variance must be approved by the Architectural Committee.

4. **BUILDING LOCATION:** No building shall be closer than 35 feet to the front property line and subject to the Architectural Committee. All other set-back lines, sidelines and other building restrictions shall be in accordance with the applicable ordinance of Franklin County.
5. **EASEMENTS:** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these and all other easements, no structure, planting or other material shall

be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for which a public authority or utility company is responsible. Whenever the use of said easements shall cease, the same shall revert to the owners of the land affected by said easement.

6. NUISANCES: No noxious trade of activity shall be carried on or upon any lot, nor shall anything be done thereon which shall become an annoyance or nuisance to the neighborhood, as determined by a two-thirds majority of the occupants of said subdivision, and no non-residential inharmonious use shall be permitted.
7. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, motorhome, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. No trailer, camper, motorhome, mobile home, shall be stored nearer than 15 feet to the rear of the front corner of the main structure.
8. GARAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. Trash, garbage, or other equipment for this storage or disposal of such materials shall be kept in a clean and sanitary condition.
9. MISCELLANEOUS: No inoperable machines, including tractors, trucks, or automobiles may be held on the property for more than one (1) month.

The owner or occupant of each lot shall maintain the grounds in good, presentable condition at all times.

Dated: September 9, 1980

Recorded: September 9, 1980

Recording No.: 404436