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Request of Everett E. Green Real Estate
2147 Von Giesen, Richland, Wash.
VERNER MILLER, County Auditor

428553

VOL 13 PAGE 519

PROTECTIVE COVENANTS

The undersigned, being all of the owners of the following described property, to-wit:

All of the Lots in Merrill's First Addition to Richland,
Benton County, Washington

do hereby declare the following restrictions and covenants, which shall run with the land and shall be binding on all parties and persons claiming under them until January, 1975, and shall be automatically extended for successive periods of five (5) years thereafter, unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the undersigned, or their 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 such person or persons violating or attempting to violate any of such covenants and to either prevent them from so doing or to recover damages for such violation.

All lots in the tract shall be known and shall be described as residential lots. No structure shall be erected, altered, placed or be permitted to remain on any residential building plot other than one detached single family dwelling and a private garage.

No building shall be located nearer than thirty (30) feet to the front lot line.

No dwelling shall be allowed on any lots of the tract containing less than 1200 square feet of ground floor area, exclusive of garages and porches, if said dwelling has a basement, and 1400 square feet of ground floor area exclusive of garage and porches if without a basement.

No used building or structure shall be placed on any lot in this plat and subsequently used or adapted into a residence.

Any dwelling or structure erected or placed on any lot in this plat shall be completed as to external appearance, including painting, within one (1) year from date of start of construction, and shall have planted in the front thereof a lawn.

No trailer, tent, shack, barn, shed or other outbuildings shall be at any time used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.

No residential structure shall be erected or placed on any building plot which plot has an area of less than 10,000 square feet or a width of less than 30 feet at the front building set-back line.

Edwin T. Merrill

Patricia T. Merrill

VOL. 13 PAGE 620
STATE OF WASHINGTON
COUNTY OF BENTON

On this 20th day of November, 1959, before me personally appeared E. T. MERRILL and PATRICIA T. MERRILL, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

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


John B. Mason
Notary Public in and for the State of Washington
residing at Richland