

154920

RESTRICTIVE COVENANTSNEDRICH ADDITION

The owners of all of the lots in the Nedrich Addition, a subdivision in Franklin County, Washington, recorded under auditor's file No. 154919

do hereby declare the following restrictions and covenants which shall run with the land and which shall be binding on all parties and all persons claiming under them until January 1, 1978, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs 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 development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

(1) All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than a detached single-family dwelling, not to exceed one story in height on lots 1 through 6 in Blocks 2 and 3, nor exceed 1½ stories in Block 1, and a private garage for not more than two cars. All said structures shall be of new construction.

(2) No building shall be located nearer than 25 feet to the front line or nearer than 15 feet to the side or back lot lines, except that there shall be no restrictions regarding front line location of a dwelling on lots 1 through 6 of Block 3.

(3) No trailer, basement, garage, or other outbuilding, erected or placed on any lot for use during construction period, as a temporary residence during the construction of a permanent residential dwelling shall be allowed to remain more than one year for such use.

(4) No dwelling, the ground floor area of which structure, exclusive of open porches and garages, shall be less than 1000 square feet on lots 1 through 6 in Blocks 2 and 3 nor less than 150 square feet in Block 1.

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(5) Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance, including finished painting, within one year from the date of commencement of construction.

(6) No fence, wall, hedge, or mass planting over three feet high, other than foundation planting, shall be permitted between the South lot line and the minimum setback line of the main building, nor shall any additional mass planting or boundry fence over 4 feet high be permitted on any remaining portion of any lot.

(7) No noxious or offensive trade or activity shall be carried on upon any lot or shall anything be done thereon which may be or become an annoyance to the neighborhood.

(8) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five square feet, or signs used by a builder, developer or seller to advertise the property during the construction and/or sales period which shall not exceed 15 square feet in size.

(9) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for commercial purposes.

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FRANKLIN COUNTY, WASH.  
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