

For

Columbia Engineers

Ohrts Addition
in Benton County, Washington

Dec 8 1 12 PM '77

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1. The undersigned do hereby certify and declare that the following reservations, conditions, covenants and agreements shall become and are hereby made a part of all conveyances of property owned by the undersigned, within the plat of "Ohrts Addition", of which conveyances and agreements shall become a part by reference hereto and to which it shall thereupon apply as fully and with the same effect as if set forth at large therein.

2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than the one detached single family dwelling not to exceed two stories in height and a private garage for one car or car port of a minimum number.

3. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 900 square feet for a one story dwelling.

4. No dwelling or other building shall be erected within 25 feet of the front line or nearer than 25 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line.

5. Dwellings shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches which protrude past any setback line shall not be construed as a violation of said setback line.

6. Easements for installation and maintenance of utilities and irrigation facilities are reserved as shown on the recorded plat. Within these 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 in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

7. Easements for drainage are reserved over a 5 foot wide strip along each side of interior lot lines and over the rear five feet of each lot. Within these 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, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

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

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

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