

FEE No.

307925

Filed for Record MAY 21 1953
Moulton, Powell & Gess
Kennewick, Wash.
R. E. Wise, County Auditor

VOL 11 PAGE 145

PROTECTIVE COVENANTS OF OSBORNE'S ADDITION

1 Know all men by these presents: That the undersigned being all
2 of the persons having any interest in and to the following described real property
3 situate in the County of Benton, State of Washington, to-wit:

4 Block 1, Osborne's Addition according to plat thereof
5 recorded in volume 4 of plats, page 23, records of said
6 county

7 Do hereby declare the following restrictions and covenants which
8 shall run with the land and be binding upon the parties and all persons claiming
9 under them until May 1, 1973, at which time said covenants shall be automatically
10 extended for successive periods of ten years, unless by vote of a majority of
11 the then owners of the lots it is agreed to change said covenants in whole or in
12 part;

13 Do hereby declare as follows:

- 14 1. No structure shall be erected, altered, placed, or permitted to remain
15 on any residential building lot other than one detached single-family
16 dwelling or duplex not to exceed two stories in height and a private
17 garage for not more than three cars.
- 18 2. No building shall be located nearer than 25 feet to the front lot line
19 or nearer than 15 feet to the side street line. No building except a
20 detached garage shall be located nearer than 5 feet to any side lot
21 line.
- 22 3. No residential structure shall be erected or placed on any building
23 lot having a ground floor area exclusive of one-story open porches and
24 garages of less than 840 square feet in the case of a one-story
25 structure nor that less than 750 square feet in the case of a one and
26 one-half story structure.
- 27 4. Any dwelling or structure erected or placed on any lot in this sub-
28 division shall be completed as to external appearance including
29 finished painting within one year from the date of commencement of
30 construction and in any event the lot shall be kept clean of all
31 refuse and debris.
- 32 5. No dwelling or structure shall be moved to the premises and placed
thereon. All structures and dwellings shall be constructed in the
ordinary manner.
6. If any of the parties hereto or their heirs or assigns shall violate
or attempt to violate any of the covenants herein, it shall be lawful
for any other person owning any real property described herein to pro-
secute any proceedings at law or in equity against the person violating
said covenant.

DATED this 19th day of May, 1953:

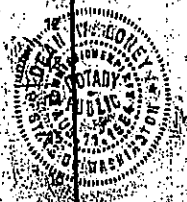
Frank G. Osborne

Velma F. Osborne

1 STATE OF WASHINGTON)
2 COUNTY OF BENTON) ss

3 I, the undersigned, a Notary Public in and for the State of
4 Washington, hereby certify that on the 14th day of May, 1953, personally
5 appeared before me FRANK L. OSBORNE and VELMA F. OSBORNE, to me known to be the
6 individuals described in and who executed the foregoing instrument and
7 acknowledged that they signed and sealed the same as their free and voluntary
8 act and deed for the uses and purposes therein mentioned.

9 GIVEN under my hand and official seal the day and year last
10 above written.



11
12 *Paul W. Loney*
13 Notary Public in and for the State of
14 Washington, residing at Kennewick

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