

PARK KNOLL SUBDIVISION

THE UNDERSIGNED, being the owners of the following described property located in Franklin County, State of Washington, Lots 1 to 40 inclusive, all in Park Knoll Subdivision, according to the recorded plat thereof, do hereby declare the following restrictions and covenants which shall run with the land and 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 of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues from such violation. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All of the lots shall be known and described as residential lots. No structures shall be erected, placed, or be permitted to remain on any residential plot other than one detached single family dwelling not to exceed two and one half stories in height, and a private garage for not more than two cars.
2. 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 an annoyance or nuisance to the neighborhood.
3. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. No dwelling with less than 1000 square feet of ground floor area, exclusive of porches and garages, in the case of a one story structure, shall be permitted, nor less than 850 square feet in the case of a one and one half, two or two and one half story structure.
5. The grantors, for themselves and their grantees, successors and assigns do hereby dedicate easements for the construction, reconstruction, repair and maintenance of sewer line, domestic water and irrigation water lines, telephone lines and lines for the delivery of electrical energy over, across and under the utility strips shown on the face of the plat.

6. Any dwelling or structure erected or placed on any of said lots shall be completed as to external appearance, including finished painting, within 12 months from date of commencement of construction.
7. No building shall be located on any lot nearer than 25 feet to the front lot line nor nearer than 10 feet to any side lot line.

IN WITNESS WHEREOF these presents have been executed this ____ day May, 1957.

Recorded: May 15, 1957

Recording No.: 184535