

PARKHURST ADDITION

KNOW ALL MEN BY THESE PRESENTS, that the owners of:

Parkhurst Addition, Franklin County, Washington, as recorded in the records of said County, lots #1 thru #15,

do hereby declare the following restrictions and covenants shall run with the land and be binding on all parties and all persons under them until such time as the parties may mutually agree to amend, limit or dissolve the same. At such time as the majority of the owners of the lots herein may agree to change these such shall be by mutual agreement of all the lot owners in the subdivision.

If the undersigned, or either of them, or their heirs or assigns, shall ever violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants, and either prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

1. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling not to exceed two stories in height, but in no event more than twenty-five (25) feet in height, and a private garage for not more than two (2) cars.
2. No structures erected elsewhere may intact and placed upon any lots in this entire plat, unless approved by a two-thirds majority of the then property owners, by number of individuals and not by quantity of lots.
3. No building shall be permitted on any lot except as follows: The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 900 square feet for a one-story dwelling, nor less than 800 square feet in the case of one and one half or two-story structure.
4. No noxious or offensive trade or activity, tavern or club dispensing beer, wine, or intoxicating liquor by the drink 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.
5. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on the lot 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. Only

trailers of less than twenty (20) feet may be stored on any lot and only when said trailer is the property of the owner-occupant of that residential lot.

6. No fence, wall hedge or mass planting other than foundation planting shall be permitted between the street line and the minimum setback line of the main building.
7. No fence, wall, hedge, or mass planting shall be permitted that is over six feet in height and such shall be for privacy only and not to obstruct view of the neighboring dwellings.
8. All setback lines, sidelines and other building restrictions shall be in accordance with the applicable ordinances of Franklin County, except that front setback lines on all lots will be a minimum of 25 feet. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance, including finished painting, within nine months from the date of commencement of construction, provided, however, that such period for completion shall be extended sufficiently to cooperate for unavoidable delays caused by acts of God, strikes, embargoes, hostilities, seizures, orders of governmental authorities or any other interruptions beyond the control of the owner.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.
10. No sign of any kind shall be placed or displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, however signs used by builders or developers to advertise the property during the construction and sales period may not be more than thirty-two (32) square feet.
11. The grantor for themselves and their successors and assigns dedicate easements for public utility purposes, over the public utility easement strips as shown on the recorded plat. Said easements are hereby granted to maintain, construct, reconstruct and repair sewer lines for the delivery of electric energy as the same are constructed and installed at the time of the conveyance of each of the lots in said plat. Whenever the use of said easements or any of them shall cease, the same shall revert to the owners of the land affected by said easement.
12. No dwelling shall be erected or placed on any lot having a width of less than seventy-five (75) feet at the minimum setback line.

13. Suitable landscaping, planting or comparable means, to hold down the topsoil shall be completed within less than one year after completion of the dwelling structure.
14. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Franklin County Building Inspector.

Recorded: March 22, 1965

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