

PIERRET'S SUBDIVISION AMENDED

THIS PLAT is hereby made subject to the following restrictions which restrictions shall run with the land and be binding upon the grantees thereof. All conveyance of any or all of the platted property are made subject to said restrictions and said restrictions shall be binding upon all grantees of said land and their successors in interest, grantees, executors, administrators personal representatives, assigns and heirs from this day forth.

The restrictions or covenants referred to are as follows and shall run with all of the plat heretofore referred to:

- (1) All lots in the tract described herein are to be used, known and described as residential lots, and no structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling and appurtenant structures.
- (2) No building shall be erected, placed or altered on any lot in this tract until the external design and location thereof have been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots in said plat and in the plat of River Haven, according to plat thereof recorded in Volume "B" of plats, page 63, records of Franklin County, Washington; provided, however, that if such committee fails to approve or disapprove such design or location within 20 days after such plans have been submitted to it, or if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such an approval will not be required.
- (3) No building shall be located on any residential lot nearer than forty (40) feet to the front lot line, nor nearer than ten (10) feet to any side or rear lot line.
- (4) No noxious or offensive trade or activity shall be carried on within the platted property, nor shall anything be done thereon which may be or become annoyance or nuisance to the neighborhood.
- (5) Any dwelling or structure erected or placed on any building site of this plat shall be completed as to external appearance, including finished painting, within six months from the date of commencement of construction or ground breaking for such construction.

- (6) No dwelling or structure shall be erected on any building site in this plat costing less than \$7,500.00, based upon current prices and values as of the date of these restrictions, and containing less than 1,200 square feet of floor space.
- (7) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1st, 2000, A.D., at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.
- (8) If the parties hereto, or any of them or their heirs, or successors in interest, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning property situated in the plat of River Haven or the Amended Plat of Pierret's Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from doing so or to recover damages or other dues for such violation. The venue for any action brought to enforce said covenants may be laid in Franklin County, State of Washington.
- (9) Invalidation of any 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.

IN WITNESS WHEREOF, the owners have signed and sealed these restrictions this 2nd day of April, 1956.

Recorded: April 3, 1956

Recording Number: 175226