

RIVER RIDGE ESTATES

KNOW ALL MEN B THESE PRESENTS: That the undersigned, being the owners of all the land and lots in Block 2, Block 3 and Tract A of River Ridge Estates a subdivision within Franklin County, State of Washington, the plat which is recorded in the office of the County Auditor under Auditor's File No. 304473, do hereby declare that the following restrictions and covenants shall be restrictions and covenants running with the land and shall be binding on all parties and persons claiming under them until by a vote of the majority of the then owners of the lots it is agreed to change such restrictions and covenants in whole or in part. The restrictions and covenants herein contained supersede previously established Protective Covenants which were recorded with the County Auditor on November 20, 1967, under Auditor's File No. 304973; Signed and acknowledged, and re-recorded December 13, 1967 under Auditor's File No. 305406; and as amended with a record date of February 17, 1987 under Auditor's File No. 450670 and No. 452898. Structures existing prior to the time the herein contained Protective Covenants are recorded with the County shall be judged for compliance against the Protective Covenants in effect at the time the structures were constructed.

If the parties hereto, or any of them or their heirs, successors or assigns shall violate any of the covenants of restrictions herein contained, it shall be lawful for any other person or persons owning real property situated in said development of 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 to prevent him or them from so doing or to recover damages resulting from said violation.

Invalidation of any of the provisions of these covenants by judgment, court order, legislative enactment of otherwise shall in no way affect any of the other provisions which shall remain in full force and effect.

1. All water wells shall be placed to conform to State and County health regulations. Septic tanks, dry wells and drain fields shall conform to State of Washington health regulations. The location of water wells on each lot shall be subject to the following restrictions:
 - (a) The location of water wells on Lots 1 through 11 of Block 2 shall be no closer than 150 feet from Ridgeview Drive.
 - (b) The location of a water well on Lot 1 of Block 3 shall be limited to the Eastern half of the lot.
 - (c) The location of a water well on Lot 2 of Block 3 shall be limited to the Northeast quadrant on the lot.
 - (d) The location of water wells on Lots 17 and 18 of Block 3 shall be limited to the Northwest quadrant on each lot.
 - (e) The location of water wells on Lots 3, 4, 15 and 16, of Block 3 shall be limited to an area within a 25 foot radius of the common intersection of these lots.

- (f) The location of water wells on Lots 5, 6, 13 and 14, of Block 3 shall be limited to an area within a 25 foot radius of the common intersection of these lots.
- (g) The location of water wells on Lots 7, 8, 11, and 12, of Block 3 shall be limited to an area within a 25 foot radius of the common intersection of these lots.
- (h) The location of a water well on Lot 9 of Block 3 shall be limited to the Southern half.
- (i) The location of a water well on Lot 10 of Block 3 shall be limited to the southwest quadrant.
- (j) The location of water wells on Tract A shall be no closer than 40 feet from the Western lot line.

The location of septic tanks, dry wells, and septic drain fields on any lot shall not serve to preclude the placement of a water well within the designated well area on that lot nor place any restrictions on the placement of a water well within the designated well areas on adjacent lots. Water wells shall not be located less than 50 feet from septic tanks nor less than 100 feet from septic drain fields. Any lot owner may seek approval from the Design Review Committee for an exception to prescribed well locations which, if granted, must be in writing and contain explicit terms of any exception granted, such review by the Design Review Committee will be guided by what is in the best interest of all River Ridge Estates Home Owner's Association lot owners and will not be unreasonably withheld.

2. All lots in River Ridge Estates shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than a single family dwelling, a detached private garage of not more than three car capacity, a well house, a hot tub, a gazebo, a pump house, a boat house for Lots No. 1 through No. 11 of Block 2, and a swimming pool. No structure shall exceed the following height restrictions.
 - (a) Lots No. 1 through No. 11 of Block 2 shall not exceed 20 feet in height measured from the center of the roadway between Block 2 and Block 3 to the peak of the roof top.
 - (b) Lots No. 10 through No. 18 of Block 3 shall not exceed 30 feet in height measured from the center of the roadway between Block 2 and Block 3 to the peak of the roof top.
 - (c) Lots No. 1 through No. 4 of Block 3 and Tract A are not subject to any height restrictions beyond those associated with County and State regulations.
 - (d) Lots No. 5 through No. 9 of Block 3 shall not exceed 30 feet in height measured from the current natural topography of the lot to the peak of the roof top.

All out-buildings, as permitted above, shall be architecturally in keeping with residences through use of similar roofing, siding, and trim as the primary

residence located on the same lot. No out-building shall exceed 1,000 square feet of ground floor area.

3. No building shall be erected, placed, or altered on any lot in River Ridge Estates until the external design and location have been approved by the Planning Commission or Building Inspector of Franklin County, and by the River Ridge Estates Design Review Committee. The charter for the River Ridge Estates Design Review Committee is attached as Appendix A and is an integral part of the Protective Covenants. All plans, setbacks, well and septic system locations, and building designs shall be in strict conformance to the Protective Covenants and restrictions listed herein, and buildings along each street shall be so designed as to conform in height and general appearance with other buildings on such street already erected.
4. No building on any lot shall be located less than 30 feet from the front lot line nor less than 15 feet from a side lot line or road easement, with the exception of garages. Garages attached to the dwelling shall not be located less than 25 feet from the front lot line nor less than 15 feet from a side lot line or road easement, and detached garages shall not be located less than 75 feet from the front lot line nor less than 15 feet from a side lot line or road easement. A boat house may be located only between the dwelling and the Columbia River. No building shall be permitted to encroach on any utility easement provided for in said plat where such utility easement exists.
5. No serious trade or commercial activity shall take place upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
6. No trailer, basement of an unfinished structure, tent, shack, garage, barn or other out-building erected in the subdivision shall be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence or allowed to remain in said subdivision.
7. Any dwelling or structure erected or placed on any lot in this subdivision shall be of new construction and shall be completed as to external appearance, including finished painting, within one year from the date of the commencement of construction.
8. No dwelling with a total ground floor area of less than 1,300 square feet, exclusive of garage or open porches, shall be permitted on any lot in the subdivision except that a house with full basement shall have a minimum of 1,200 square feet of ground floor area, exclusive of a garage or open porches.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other house-hold pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

10. For lots adjoining Ridgeview Drive, no fences shall be constructed between the street and the dwelling. Fences shall not be constructed over 60 inches in height, except that fences greater than 60 inches in height will be permitted where:
 - (a) the fence top is less than the elevation of the nearest street shown on the plat, or
 - (b) where necessary to meet applicable building codes for swimming pools, provided that the fence has a total length or perimeter of no more than 150 feet.
11. Shelter belts and solid planting of trees, vines, or shrubs shall not be allowed to grow and mature so as to block the view of the Columbia River from adjacent lots.
12. The River Ridge Estates community water system may not be used as a source of water to meet non-potable water requirements, for those lots in which home construction was initiated subsequent to March, 2000. Owners of lots subject to this restriction must demonstrate alternate sources of water to meet non-potable water requirements, such as irrigation and water source heat pumps.

APPENDIX A

CHARTER AND PROCEDURE FOR DESIGN REVIEW COMMITTEE

Statement of Intent

The River Ridge Estates Home Owners Association (hereinafter referred to as the Association), whose bylaws were recorded with the County Auditor on March 10, 1987 under Auditor's File No. 451083, has established a Design Review Committee (hereinafter referred to as the Committee) that has been tasked to ensure that all construction and landscaping in River Ridge Estates conform to the Protective Covenants for River Ridge Estates. The charger and procedures to which the Committee will adhere are provided herein.

Charter and Scope of Authority

The Committee will review proposed construction of buildings, placement of water wells, dry wells, septic tanks, and septic drain fields, and landscaping activities to determine whether they are in compliance with the Protective Covenants for River Ridge Estates. The Committee's review will be limited to only those protective covenants and restrictions specifically identified in the Protective Covenants for River Ridge Estates. At a minimum, the committee will consider in their review 1) the structure size, height, layout on the lot, external materials, and general appearance; 2) the intended use of

structures; 3) timing of construction; 4) height and location of fencing; 5) the location of water wells, dry wells, septic tanks and septic drain fields, and 6) landscaping used as shelter belts.

Procedures

The following procedures provide a guideline for processing proposed construction and landscaping activities through the Committee.

1. A lot owner proposing construction or landscaping activities in River Ridge Estates shall schedule a mutually agreeable date with the Committee Chairman for meeting with the Committee to review the proposed activities. A majority membership of the Committee shall be present at a review meeting.
2. The majority membership of the Committee shall reach a determination on whether the proposed activities are in conformance with the Protective Covenants for River Ridge Estates. The Committee will submit a report on its determination and recommendations within two weeks to the Association President. The Association President shall issue a letter to the lot owner reporting the findings of the Committee.
3. If a lot owner is not satisfied with the determination or recommendation of the Committee, he or she may choose to appeal to the Committee. If a mutually satisfactory resolution cannot be reached, the matter may be referred to the Board of Directors of the Association for final disposition. The Board of Directors of the Association shall take action within two weeks of receiving the appeal.

Upon Committee approval of proposed construction and/or landscaping activities, no further objections may be raised by the Association so long as the lot owner does not deviate from the approved proposal. The committee will monitor construction activities periodically to ensure adherence to the approved proposal. Deviations to the approved proposal shall be subject to the same review procedure as the original proposal.

Construction or landscaping activities initiated without prior approval of the Committee, or deviations to the approved actions, are done so at the risk of the lot owner.

Membership

The Committee membership shall consist of three members from the Association. The Committee membership, including election of the Committee Chairman, shall be determined by vote during the annual meeting of the Association or by the Board of Directors of the Association if a vacancy appears during the term.

If a member of the committee submits a proposal for construction or landscaping activities, then that member shall abstain from any Committee decisions regarding their proposal and a substitute member shall be appointed by the Association President.

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Invalidation of any of these covenants by judgment, court order, legislative enactment or otherwise shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All water wells shall be placed to conform to health regulations.
 - 1(a). Septic tanks, dry wells and drain fields shall conform to State of Washington health regulations.
2. All lots in River Ridge Estates shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached, single-family dwelling not to exceed one and one-half stories in height and a private garage of not more than three car capacity, a well house and swimming pool.

It is agreed, however, that on lots in Block 1, one out building necessary for keeping of horses as described in paragraph 11, when erected in conformance with these restrictions as more particularly hereinafter set forth. All out buildings shall be architecturally in keeping with residences.
3. No building shall be erected, placed or altered on any lot in this subdivision until the external design and location then have been approved by the planning

commission or building inspector of Franklin County. All plans, setbacks and building designs shall be in strict conformance to the protective covenants and restrictions listed herein, and the buildings along each street shall be so designed as to conform in height and general appearance with other buildings on such street already erected.

4. No building on any residential lot shall be located nearer than 30 feet to the front lot line and 15 feet to the side lot lines with the exception of a detached garage which may be located not less than 75 feet from the front lot nor less than 20 feet from any flanking street line and excepting that garages attached to or within the dwelling will be permitted regardless of this restriction. No building will be permitted to encroach on any utility easement provided for in said plat where such utility easement exists.
5. No lots may be further subdivided for additional dwelling lots other than lots 4 and 5 in Block 1, which may be divided each into one additional lot, providing a permanent access easement is given to such additional lot.
6. No residential structure shall be erected or placed on any building plat nor allowed to remain thereon which plat has an area less than 15,000 square feet nor on any lot having less than 100 feet of frontage, excepting that nothing contained in this restriction shall prevent erection of a residence on any lot as platted regardless of the frontage of said lot.
7. No serious trade or activity shall be carried on upon any lot nor shall anything be done thereon which may become any annoyance or nuisance to the neighborhood.
8. No trailer, basement, tent, shack, garage, barn or other out building erected in the addition shall be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence or allowed to remain in said subdivision.
9. Any dwelling or structure erected or placed on any lot on this subdivision shall be of new construction and shall be completed as to external appearance including finished painting, within one year from the date of the commencement of construction.
10. No dwelling with a total ground floor area less than 1,300 square feet, exclusive of garage or open porches, shall be permitted on any lot in the subdivision except that a house with full basement shall have a minimum of 1,200 square feet of ground floor area, exclusive of a garage, open porches, or basement.
11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot in Block 2, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. In Block 1 permission is granted to raise and keep for pleasure use up to three

horses per family lot. Where horses are kept, a suitable fence will be constructed to contain such animals with such fence conforming to restrictions in paragraph 12.

12. Fences shall not be constructed over 36 inches in height in front yards, nor over 48 inches in height in back yards, except that for rear yard fences there shall be no height limitation, and that except that fences of no more than 72 inches in height will be permitted: (1) where the fence top is less than the elevation of the nearest street shown on the plat; or (2) around a patio or swimming pool where the fence is attached to the house and has a total length or perimeter or no more than 150 feet.

13. Shelter belts and solid planting of trees, vines, and shrubs shall not be allowed to grow and mature so as to block the view of adjacent lots.

Originally Recorded: November 20, 1967
Re-Recorded: December 12, 1967

Recording No.: 304973
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