

FILED BY

F. J. Rogers  
AUG 29 2 28 PM '77

## PROTECTIVE COVENANTS

of

## RED MOUNTAIN ESTATES

VERNER MILLER, AUDITOR

DEPUTY

RECORDED IN VOL

332

INDEXED BY *lv*CHECKED BY *me*

Know all men by these presents; that the undersigned being the owners of and having all of the interest in the property covered by the tract designated:

Red Mountain Estates - Benton County, Washington

Do hereby declare the following restrictions and covenants which shall run with the land and be binding on all parties and all persons under them until such time as the majority of the owners of the lots herein may agree to change or dissolve these covenants.

If the undersigned, or either of them or their heirs or assigns, shall 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 tract to prosecute any proceeding at law or in equity against the persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

1. The dwelling house as distinguished from out buildings shall face the lot fronts and no part thereof shall be nearer than forty five (45) feet to front lot line or twenty (20) feet from the side lot lines excluding porches and eaves.
2. All other structures shall be in the rear of the dwelling house, and shall be sightly, of neat construction and of a character to enhance the value of the property.
3. Any dwelling or structure erected on any lot shall be completed as to external appearance including finished painting one year from date of commencement of construction, provided however that such unavoidable delays caused by acts of God.
4. No dwelling house having a ground floor area of less than 1200 sq. ft. of living area shall be constructed on any plot in this tract, except in a multi-level house, the two upper levels shall not be less than 1300 sq. ft.



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AMENDMENT TO  
PROTECTIVE COVENANTS  
of  
RED MOUNTAIN ESTATES

AUG 2 3 39 PM '79

VERNER HOLLER, AUDITOR  
DEPUTY  
RECORDED IN VOL. 381  
INDEXED BY  
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WHEREAS, on August 29, 1977 protective covenants imposing restrictions and responsibilities upon the property owners in Red Mountain Estates were recorded of record under Benton County Auditor's File No. 735925, and

WHEREAS, those said covenants were declared to be binding upon all parties and all persons under them until such time as the majority of the owners of the lots therein may agree to change or dissolve those covenants, and

WHEREAS, the majority of the owners of the lots of Red Mountain Estates now desire to make amendment to said covenants,

NOW, THEREFORE, it is agreed that Paragraph 6 of Protective Covenants of Red Mountain Estates be amended to read in full as follows:

No dwelling house shall be erected upon any lot or plot having less than 1.0 acres.

As so modified, the parties hereby declare that restrictions and covenants of Red Mountain Estates shall run with the land and be binding on all parties and all persons under them until such time as the majority of the owners of the lots herein may again agree to change or dissolve these covenants.

DATED this 17th day of July, 1979.

Henry F. Jaske  
Henry F. Jaske

James Eric Thunell  
James Eric Thunell

Michael E. Lake  
Myron K. Bayless  
Myron K. Bayless

Gene L. Burrows  
Helen J. Burrows  
Helen J. Burrows

Virginia K. Bayless

Rebecca Flaherty  
Rebecca Flaherty

David H. Bowles  
David H. Bowles

Patrick J. Bott  
Patrick J. Bott

Orelia Bowles  
Orelia Bowles

Peggy L. Bott  
Peggy L. Bott