

Filed for Record MAR 5 1948 9:20 A.M.
Request of Franklin-Benton Title Co. - Pass, Wash.
R. E. WISE, County Auditor

Bill
No.

We, the undersigned W. H. Hampton and Ruth Hampton,
husband and wife, now declare that we are the owners of record
in fee of the following described real property, to-wit:

Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 1;
Also Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12,
13, 14, 15, 16 and 17, Block 2;
Also Lots 4, 5, 6, 7, 8 and 9, Block 3;
REPLAT OF HAMPTONS PLAT recorded in Volume
3 of plats, page 47, records of Benton County,
Washington.

We now impose upon said property and subject the title
thereto to the following restrictions:

- (a) No building shall be located on any building plot nearer than 55 feet from the center of the street on which the building plot faces.
- (b) No building shall be moved onto any building plot from another location except a conventional type ^{not} less than 676 square feet moved by a regular house mover and leveled, straightened, finished and painted.
- (c) No residence shall be erected on any building plot with less than one complete gable and not less than 576 square feet floor space.
- (d) No building plot shall be used to store any material not generally used on a neat residential lot without same being enclosed with a painted picket fence.
- (e) No building of wood structure shall be erected and left unpainted.
- (f) No building plot shall be sold, leased or occupied by any parties or persons other than of the caucasian race.
- (g) An easement is reserved over the rear 5 feet of each lot in block 2 for utility installation, maintenance and operation.
- (h) No trailers shall be used for living quarters.
- (i) No garage or other out building except those with full gabled roof shall be permitted upon the premises.
- (j) No commercial buildings or apartment houses shall be

constructed or permitted upon the premises except those constructed of fire proof material.

The foregoing restrictions are declared to be and constitute covenants running with the land and shall be binding upon all parties and all persons hereafter acquiring title to or in occupancy of possession of any of the above described property until January 1, 1938; at which time said restrictions and covenants shall be extended automatically and without action for successive periods of ten (10) years unless by an agreement in writing executed by a majority of the then owners of the lots herein described it is agreed to change said covenants and restrictions in whole or in part. If any person or party owning, or in occupancy of any of the real property described herein or their heirs, grantees, successors and assigns shall violate or attempt to violate any of the restrictions herein set forth any other person or persons then owning or in occupancy thereof shall have the right to prosecute any proceeding of law or in equity against the person or persons violating or attempting to violate any restriction or covenant and restrain and enjoin him, or them, from continuing such violation and/or to recover damages on account thereof.

If any restriction or covenant herein contained shall be held by any Court either by judgment or by court order to be invalid, such determination or judgment shall not in any manner affect any of the other provisions hereof and the same shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have hereunto affixed their signatures thereto this 3rd day of March, 1948.

W. H. Hampton

Rosa Hampton

STATE OF WASHINGTON)
COUNTY OF BENTON)

On this day personally appeared before me W. H. Hampton and Ruth Hampton to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of March, 1948.

Glenn Paulson
Notary Public in and for the
State of Washington, Residing
at Kennewick.



Vertical text and stamps on the right side of the page, including 'L. H. Hampton' and 'Ruth Hampton'.

Vertical text on the right side of the page, possibly 'L. H. Hampton'.