

Aug 29 12 18 PM '75

VERNER MILLER, AUDITOR
DEPUTY
RECORDED IN 299PROTECTIVE COVENANTS OF
RIDGE VIEW TERRACE

We, the undersigned, being the owner of the following described real property, to wit:

Ridge View Terrace according to plat thereof recorded in Volume of plats, page We do hereby declare the following restrictions and covenants which shall run with the land shall be binding on all parties and their heirs, successors or assigns hereafter and until January, 1978, and shall thereafter be automatically extended for successive periods of five years, unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or their heirs, successors or assigns, shall violate or attempt to violate any of the following covenants, it shall be lawful for any other person or persons owning any real property situated in the above described area to prosecute and proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to request injunctive relief or damages for such violation. Invalidation of any one of the following covenants by a court of competent jurisdiction shall in no way affect any of the other covenants which shall remain in full force and effect.

Neighborhood Committee: These covenants, construction on the premises and irrigation provisions hereinafter described, shall be under the jurisdiction of a neighborhood committee composed of landowners in the subdivision. Roy Renner, Larry Kelly, and Gordon Thompson shall constitute the committee until the property in the subdivision has been sold. Thereafter the committee shall consist of three persons elected by the majority of the landowners in the subdivision.

Dwelling and Structures: No trailers, basement, tent, shack, garage, barn, or other outbuildings erected or placed on the property shall at any time be used as a residence temporarily or permanently, nor shall any structure

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of a temporary character be used as a residence. No structure or dwelling shall exceed two stories in height. Residence shall be single unit dwellings having an enclosed ground floor projected living area of not less than 1400 square feet for a single floor and not less than 1,150 square feet for split entries and two story residence. Such area does not include porches, garages, patios, breezeways, etc. No outbuildings shall have a sheltered area greater than that of the dwelling ground floor. Dwellings shall comply with not less than minimum F.H.A. requirements and specifications. Any dwelling or other structure erected or placed on the property shall be completed as to external appearance including finished painting within twelve months of commencement of construction. Until such time as a sanitary sewer system shall have been extended to serve the area, sewage disposal facilities for dwellings shall be provided in accordance with the requirements of Benton County Ordinance No. 72 and the Health Authority with jurisdiction.

Location of Dwellings and Structures: No dwelling, barn, garage, or other structures shall be constructed nearer than 20 feet to the edge of any street or road easement or nearer than 15 feet to the estate boundaries. In addition, no permanent building shall be placed in the space between the dwelling and the street.

Fencing: No barbed wire fencing shall be used along any street line. Any fencing of this area, if provided, shall be of a decorative nature with a height of not more than four feet.

Livestock: It is the intent that owners may conduct limited livestock and poultry operations, the extent of which would be controlled essentially by the capability of the land to support such activities. In recognition of such capabilities, owners of a one acre tract shall not maintain more than two large animals, either cattle or horse, ten sheep, (including lambs), or two goats on the property. Up to 100 chickens or other poultry may also be kept. All such animal husbandry efforts must be conducted in a creditable manner such that they will be of essentially minimum offensiveness or nuisances to neighbors, with a particular reference to

shelter, confinement, noise, and disposal of wastes.

No livestock operation may be conducted on one-half acre tracts.

Dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes.

Agricultural Uses: The property may be kept for the production of crops including other horticultural activities such as nurseries. Display and sales stands will be permitted only for products grown on the property and placed between the dwelling and street line temporarily and only for the duration of the selling season. Signs, not larger than six square feet in area, may be used only during the same period.

Irrigation Water usage: Irrigation water will be supplied. The neighborhood committee shall have full authority to operate and maintain the irrigation system. Each lot in the subdivision shall be charged its prorata share of the cost of maintenance and operation of the system of the respective lots at one turnout.

Upon full development of the subdivision, rotation of irrigation deliveries may be required. The neighborhood committee shall be vested with full power to establish the rotation calendar of days and hours when water will be made available to the respective lots and all lots in the subdivision shall be subject to this schedule. The committee may change the schedule from time to time as circumstances require. The purpose of the irrigation regulations shall be to distribute irrigation water to all of the lots in the most equitable manner possible.

Restrictions On Other Uses: This property shall not be used for storage for construction machinery or rental equipment.

No public garage, manufactory, mercantile business or repair occupation may be conducted as a significant part of the activity on any of these estates.

No inoperable farm machinery, including tractors, trucks, or automobiles, may be held on the property for more than three months.

No used machinery or scrap equipment, implements, automobiles, conspicuous parts of such equipment which will serve no purpose in operation of the estate may be held or accumulated on the property.

No trash shall be dumped or allowed to accumulate on any part of the property.

This includes excess excavation material which cannot be beneficially utilized for fill, driveways, or other construction purposes. No excavation shall be carried out farther than necessary to place any portion of any estate on grade or for building on said premises.

Easements: Easements as indicated on the plat have been dedicated for irrigation water lines, future roads, and for public utility purposes. As long as these easements are not employed for the intended uses, the owners of the land affected by said easements shall have the use of the same. It should be understood, of course, that any structure or fencing erected thereon are subject to removal whenever these easements are employed for the intended public uses.

Omitting restrictions herein, if any, based on race, color, religion or national origin.

Recorded herein on _____ under auditor's file No. _____

Roy C. Russell
Horton Thompson
Jay L. Kelly