

148291

PROTECTIVE COVENANTS FOR PLAT OF RIVER HOMES

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KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of all the land and lots in Plat of River Homes, a subdivision of a portion of Government Lot 2, Section 28., Township 9 N., Range 29 E., W. M., in the County of Franklin, State of Washington, the plat of which is recorded in the office of the county auditor of said county under the auditor's file No. 148291, 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 all persons claiming under them until January 1, 1962, at which time said restrictions and covenants shall automatically extend 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 such restrictions and covenants in whole or in part.

If the parties hereto, or any of them, or their heirs, successors or assigns shall violate any of the covenants or restrictions herein contained, it shall be lawful for any other person or persons owning real property situated in said development or 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 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 lots in River Homes Plat shall be known and described as suburban residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached, single-family dwelling not to exceed two stories, a basement and a private garage of not more than two car capacity.

2. No building shall be erected, placed, or altered on any lot in this subdivision until the external design and location thereof have been approved by the planning commission or building inspector of the County of Franklin. 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 quality and general appearance with other buildings on such street already erected in the subdivision.

3. No building on any residential lot shall be located nearer than 25 feet to the front lot line and 5 feet to the side lot lines with the exception of a detached garage which may be located not less than 60 feet from the front lot line nor less than 5 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 easements exist.

4. No residential structure shall be erected or placed on any building plot nor allowed to remain thereon which plot has an area less than 7,500 square feet nor on any lot having less than 75 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.

5. No noxious trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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6. No trailer, basement, tent, shack, garage, barn or other outbuilding 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.

7. Any dwelling or structure erected or placed on any lot in this subdivision 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 areal less than 1000 square feet on one floor shall be permitted on any lot in the subdivision, exclusive of porches and garage, except that a house with basement or second floor shall have a minimum of 850 square feet on the ground floor.

Merle G. Rademiller
Merle G. Rademiller
Lucy M. Rademiller
Lucy M. Rademiller

STATE OF WASHINGTON

COUNTY OF Grant

On this 13th day of October 1952 before me the undersigned a Notary Public in and for the State of Washington personally appeared Merle G. Rademiller and Lucy M. Rademiller, husband and wife, to me known to be the individuals who executed the within instrument and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned, witness my hand and official seal hereto affixed the day and year in this certificate above written.



A. Beckford
Notary Public in and for the State of Washington, residing at Mass Lake

Filed for Record Oct 14 1952 at 3:40 pm
Reg. by Franklin Center Title Co
Merle G. Rademiller et al
Mass Lake Wn.
County Auditor