

David Development

Nov 10 3 43 PM '55

PROTECTIVE COVENANTS

552316

RIVERCREST TERRACE
Richland, Washington

VERNER MILLER, AUDITOR
DEPUTY
RECORDED IN VOL. 221

KNOW ALL MEN BY THESE PRESENTS: That the DAVIN
DEVELOPMENT COMPANY, INC., being the owner of the following
described real property situated in the County of Benton,
State of Washington, to-wit:

VOLUME PAGE
INDEXED BY *m*
CHECKED BY *7*

That portion of the Southeast 1/4 of the
Southeast 1/4, Section 26, Township 10
North, R. 28 East, W.M., described as
follows: Beginning at the Southeast
corner of said Section 26, thence South
88°46'51" West along the South line of
said section 330.38 feet; thence North
1°30'06" East parallel with the East
line of said section 30.03 feet to a
point on the North line of Snyder Road,
the true point of beginning; thence con-
tinuing North 1°30'06" East 254.25 feet;
thence South 88°29'54" East 150.00 feet
to a point on the West line of Columbia
Acres, as recorded in Vol. 5 of Plats,
page 89, records of Benton County, Wash-
ington; thence North 1°30'06" East along
the West line of said Columbia Acres
870.33 feet; thence South 88°54'34" West
parallel with the North line of said
Southeast 1/4, Southeast 1/4 320.13 feet;
thence South 1°05'26" East 125.00 feet;
thence South 88°54'34" West 36.06 feet;
thence South 1°30'06" West 993.30 feet to
a point on the North line of Snyder Road;
thence North 88°46'51" East along said
North line 200.21 feet to the true point
of beginning,

do hereby make said real property subject to the following
protective covenants and restrictions, which restrictions
and covenants run with the land and shall be binding upon
all parties and all persons claiming under then until
January 1, 1995, at which time said covenants and restric-
tions shall automatically extend for successive periods of

ten (10) years, unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants and restrictions in whole or in part. These protective covenants and restrictions are being designed for the purpose of keeping said addition desirable, uniform and suitable in architectural design and use as herein specified:

1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars. Trailers shall not be stored or parked on the premises nearer the front property line than the minimum set back line.

2. ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence, hedge, or mass planting (other than foundation planting), or wall, shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line, unless similarly approved.

The architectural Control Committee is composed of: Dennis E. Davin, Virgil E. Davin and Lucyreta Davin.

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to the covenant. At any time the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore it any of its powers and duties.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior

to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

3. DWELLING COST, QUALITY AND SIZE: No dwelling shall be permitted on any lot at a cost of less than \$20,000.00, exclusive of land, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,500 square feet for a one-story dwelling without a basement, nor less than 1,250 square feet for a one-story dwelling with a full basement, nor less than 1,100 square feet for a dwelling of more than one story.

Any dwelling or structure erected or placed on any lot shall be completed as to external appearance including finished painting within nine (9) months from the date of commencement of construction.

4. BUILDING LOCATION: All setback lines, sidelines and other building restrictions shall be in accordance with the applicable ordinances of the City of Richland, except that front setback lines on all lots will be a minimum of 25 feet.

5. TIME ALLOWED TO BUILD AFTER LOT PURCHASE: Grantor conveys these lots for immediate construction of dwellings only, it being understood that 1 year from conveyance is considered as a reasonable length of time to allow for commencement of construction. If construction is not begun within said period owners will be subject to suit and will be responsible for the payment of any court costs and reasonable attorney fees incurred by the plaintiff in instituting said suit. Owners of lots shall be expected to keep lots free from unsightly weeds and growths.

6. LOT AREA AND WIDTH: No lot shall be re-subdivided or divided into more than one lot, nor shall any dwelling be erected or placed on a lot of less than 8,000 square feet.

7. EASEMENTS: Easement for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may

obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Whenever the use of said easements shall cease, the same shall revert to the owners of the land effected by said easement.

8. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

9. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

10. SIGNS: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five (5) square feet advertising the property for sale or rent. However, signs used by a builder to advertise the property during the construction and sales period may not be more than thirty-two (32) square feet.

11. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot.

12. LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except dogs and cats may be kept provided that they are not kept, bred or maintained for any commercial purpose.

13. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

14. WATER SUPPLY: No individual water supply system shall be permitted on any lot.

15. SEWAGE DISPOSAL: No individual sewage disposal system shall be permitted on any lot.

16. PROTECTIVE SCREENING: No fence, wall, hedge or mass planting shall be permitted that is over five (5) feet in height and such shall be for privacy only and not to obstruct view of neighboring dwellings.

17. SIGHT DISTANCES AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines extended. The same sight-line limitations shall apply on any lot within ten (10) feet from the intersection of the street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

18. BREACH: If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in the aforesaid addition, to prosecute any proceedings at law or in equity against the person or persons violating any such covenant, and either to prevent him or them from doing so or to recover damages or other dues for such violation.

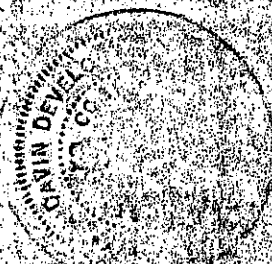
Invalidation of any one of the aforesaid covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED this 30 day of October, 1965.

DAVIN DEVELOPMENT COMPANY, INC.

By: [Signature]
President

Attest: [Signature]
Secretary



STATE OF WASHINGTON)

County of Benton ss

On this 30 day of October, 1965, before me personally appeared Dennis E. Davin and Virgil E. Davin, to me known to be the president and secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal the day and year last above written.

[Signature]
Notary Public in and for the State of Washington, residing at

