

ATTN: Cheryl Bundy

386951

RECORDED IN VOL 117  
OF OFFICIAL RECORDS  
PAGE REQUEST OF

Northwest Developers

Dec 20 3 18 PM '78

DOROTHY TOWNE AUDITOR  
FRANKLIN COUNTY, WASH.  
DEPUTY

MAIL TO:  
Box 14227  
Spokane, WA.

DECLARATION OF PROTECTIVE COVENANTS

December 19th 1978

Part A. PREAMBLE.

The below are the provisions contained in the Declaration of Protective Covenants covering Riverview Heights dated filed for record Dec. 20, 1978, under Auditors file no. 386934 recorded in Volume D of Plats, page 101 in the office of the County Auditor, Franklin County, Washington.

Part B. AREA OF APPLICATION.

B-1. Fully Protected Residential Area. The residential area covenants in Part C in their entirety shall apply to Riverview Heights in its entirety.

Part C. RESIDENTIAL AREA COVENANTS.

C-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 that compatible with the zoning in the subdivision as established by the City of Pasco. A detached single-family dwelling shall not exceed two and one-half stories in height and shall have a private attached garage for at least two cars and not more than four cars. A condominium dwelling shall not exceed two and one-half stories in height and shall have a private garage for at least one car and not more than two cars.

C-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, wall, or planted vegetation used for such purpose shall be erected, placed or altered on any lot nearer to any street than the minimum set-back line. Height requirements of any fence, wall, or planted vegetation used for such purpose shall conform to the City of Pasco code, and shall not obstruct the view of a neighboring dwelling.

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A. MEMBERSHIP. The Architectural Control Committee is composed of James P. Sargent, Michael B. Zarecor, and Cheryl Bundy. A majority of the committed may designate a representative to act for it. In the event of death or resignation of any members of the committee, the remaining members shall have full authority of appoint a successor. Neither the members of the committee nor its representative shall be entitled to any compensation for services performed to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to charge the membership of the committee or withdraw from the committee or restore to it any of its powers and duties.

B. PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in the 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.

C-3. Dwelling Cost, Quality, and Size.

A. Single Family. No Dwelling shall be permitted on any lot at a cost less than \$35,000, exclusive of land, financing and sales costs, based on cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assume 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. The ground floor area (main floor) of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,000 square feet for a one-story dwelling, not less than 900 square feet for a dwelling of more than one story.

B. Condominiums. No condominium dwelling shall be permitted on any lot at a cost of less than \$35,000, exclusive of land, financing and sales cost, based on cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwelling 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. The (ground) floor area of the main structure, exclusive of one-story open porches and garage shall be not less than 1,000 square feet for a one-story dwelling, not less than 800 square feet for a dwelling of more than one story.

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C. ROOFING. All dwellings shall have wood shakes, clay tile, simulated tile, or asphalt shingles.

C-4. Building Location.

A. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building set-back lines established by the City of Pasco Building and Zoning Code.

B. No building shall be located on any lot nearer to the interior lot line or nearer to the rear lot line than is required by the City of Pasco Building and Zoning Code.

C. For the purposes of this covenant, eaves, steps, and open porches shall not be considered to be part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

C-5. Lot. No lot shall be occupied for residential purposes unless the occupant, within three months, or as soon as is reasonably possible thereafter during fall and winter months, landscapes the front, rear and side yards with grass and shrubs, or equivalent ground cover, common to the area and subsequently maintains these areas in a neat and clean condition. Building contractors will keep lots in a neat and clean condition and minimize dust, weeds, and growths until occupancy by resident.

C-6. Lot Area and Width. No dwelling shall be erected or placed on any lot having a width less than the minimum required by the City of Pasco at the minimum building set-back line nor shall any dwelling be erected or placed on any lot having an area less than that required by the City of Pasco.

C-7. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. 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 obstruct or retard the flow of water flow of 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.

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

C-9. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

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C-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 square feet advertising the property for sale or rent; or signs used by a builder to advertise the property during the construction and sales period.

C-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.

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

C-13. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. 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 clear and sanitary condition.

C-14. Water Supply. No individual water supply system shall be permitted on any lot.

C-15. Sewage Disposal. No individual sewage disposal shall be permitted on any lot.

C-16. Land near Parks. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park.

Part D. GENERAL PROVISIONS.

D-1. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

D-2. Enforcement. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

D-3. Severability. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

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ADDENDUM TO DECLARATION OF PROTECTIVE COVENANTS

The following is an addendum to the Declaration of Protective Covenants covering Riverview Heights dated December 19, 1978 filed for record December 20, 1978 under Auditors file no. 386951 recorded in Volume 117 of official records, pages 872, 873, 874, and 875 in the office of the County Auditor, Franklin County, Washington.

Sidewalks. All lots listed below shall have sidewalks conforming to the City of Pasco Building Code along the sides of the lots of Road 36.

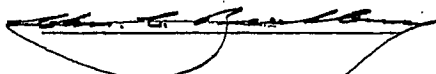
Block 1 Lots 41, 42, 43  
Block 7 Lot 1

All lots listed below shall have sidewalks conforming to the City of Pasco Building Code along the sides of the lots of Road 44.

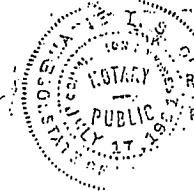
Block 1 Lot 1  
Block 4 Lots 10, 11  
Block 5 Lots 10, 11  
Block 8 Lots 1, 7  
Block 9 Lot 1

All sidewalks on those lots listed above shall be installed by the building contractor at the time of construction of the dwelling unit.

All lots are in Riverview Heights, Division One, Franklin County, Washington.



Subscribed and sworn to before me this 22nd day of January, 1980.



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RECORDED IN VOL 132  
OF OFFICIAL RECORDS  
PAGE REQUEST OF

Chris Buckley  
JAN 22 3 26 PM '80

DOROTHY TOWNE AUDITOR  
FRANKLIN COUNTY, WASH.  
DEPUTY

MAIL TO:  
P.O. Box 1174  
Pasco, WA 99301

Rosemarie T. Quirkada  
Notary Public for the State of WA.,  
residing in Burbank.  
My commission expires 7-17-81

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ADDENDUM TO DECLARATION OF PROTECTIVE COVENANTS

October 5, 1979

The following is an addendum to the Declaration of Protective Covenants covering Riverview Heights dated December 19, 1978 filed for record December 20, 1978 under Auditor's file no. 386951 recorded in Volume 117 of official records, pages 872, 873, 874, and 875 in the office of the County Auditor, Franklin County, Washington.

Sidewalks. All lots shall have sidewalks conforming to the City of Pasco Building Code along the street side or sides of the lot. All sidewalks or driveway aprons not installed as of the date of this recording, namely those listed below, shall be installed by the building contractor at the time of construction of the dwelling unit.

Those lots not having sidewalks are as follows:

Block 2 Lots 1, 15  
Block 6 Lots 6, 7, 8, 9, 10, 11, 12, 13  
Block 7 Lots 17, 18, 19, 20, 21, 22, 23, 24, 25,  
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Those lots having sidewalks, but no driveway aprons are as follows:

Block 1 Lots 35, 36, 37, 38, 39, 40, 41, 42  
Block 6 Lots 14, 15, 16, 17, 18  
Block 7 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,  
13, 14, 15, 16

All lots are in Riverview Heights, Division One, Franklin County, Washington.

RECORDED IN VOL 129  
OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_ REQUEST OF

Chris C. Buckberry

OCT 5 2 18 PM '79

DOROTHY JOHNSON AUDITOR  
FRANKLIN COUNTY, WASH.  
*Dorothy Johnson* DEPUTY  
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