

VALLEY VIEW ADDITON

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, owners and platters of Valley View Addition, a subdivision in Franklin County, State of Washington, as recorded in Volume D, of Plats, Page 23, do hereby make and declare the following building restrictions governing all construction upon any and all lots of said Valley View Addition, which said restrictions, charges and additions shall be, and shall be construed as covenants running with the land, and shall be binding upon all persons who shall hereafter acquire any land or lots in said Valley View Addition.

All persons upon acquiring any land or lots in said Valley View Addition shall be take and held to agree and covenant with the undersigned owners, their assigns, grantees, successors or legal representatives, to conform to and approve the restrictions of use and stipulations as to the use of said land or lots and any construction of improvements thereon for a period of twenty-five (25) years from the date these covenants shall be recorded, after which the said covenants shall be automatically extended for periods of ten (10) years, unless an instrument signed by two-thirds (2/3) majority of the owners of the lots, agreeing to change said covenants in whole or in part has been recorded.

If the parties hereto or any of them or their heirs, assigns, grantees or successors shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person owning any land or lots situated in said Valley View Addition to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any of the covenants and restrictions hereinafter set forth, and either enjoin such violation or recover damages or other dues which may lawfully flow from such violation.

Any invalidation of any one of these restrictive covenants by judgment or court order shall not in any wise effect any of the other provisions remaining, and such remaining provisions shall remain in full force and effect.

1. All lots in Valley View Addition, according to the recorded plat thereof, shall be known and shall be described as residential lots, and no structures shall be erected, altered or placed on any lot or subdivision of said Valley View Addition, other than one-family detached dwellings, not to exceed two (2) stories in height, and a private garage for not more than three (3) cars, excepting small utility sheds, and shelters for well houses.
2. No residential dwelling shall be moved from another location to this property.
3. No noxious or offensive activity shall be carried on on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, of which fact a two-thirds (2/3) majority of the occupants of said Valley View Addition shall be the judge.

4. No building on any lot shall be located nearer than thirty five (35) feet to the front lot line. No building shall be located nearer than five feet to the side lot lines, except the existing well house shelter on lot number three (3). No building shall be located nearer than twenty-five (25) feet from the rear lot line of any of the said lots, except garages may be located to easement line.
5. No lot in said Valley View Addition shall be subdivided by the owners.
6. No dwelling or residential structure costing the owner less than thirty five thousand dollars (\$35,000.00), exclusive of cost of lot, shall be permitted on any lot in said Valley View Addition.
7. Any dwelling or structure erected or placed on any lot in this Addition shall be completed as to external appearance, including finished painting, within twelve (12) months from date of commencement of construction.

Dated: March 15, 1967

Recorded: March 16, 1967

Recording No.: 298241