

VENTURA HEIGHTS ADDITION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, owners and platters of Ventura Heights Addition to Franklin County, Washington, a subdivision within such county in the State of Washington, do hereby make and declare the following building restrictions governing all construction upon any and all lots of said 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 ins aid Ventura Heights Addition.

All persons acquiring any land or lots ins aid Ventura Heights Addition shall be taken 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 (unreadable) of improvements thereto for a period of twenty (20) years from the date these covenants shall be recorded, after which the said covenants shall be automatically extended for periods of then (10) years, unless an instrument, signed by two-thirds (2/3) majority of the owners of the lots, agreeing to change in said covenants, in whole or in part has been (unreadable).

If the parties hereto or any of them or their heirs, successors or assigns shall violate or attempt to violate any of the covenants herein expressed, it shall be lawful for any other person owning any land or lots situate in said Addition to prosecute any proceeding at law or 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.

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

1. All lots in Ventura Heights Addition to Franklin County, according to the recorded plat thereof, shall be known and shall be described as residential lots. No structures shall be erected, altered, or placed on any lot or subdivision of Ventura Heights Addition, other than a single family detached dwelling, not to exceed two (2) stories in height, and private garages and small utility shade appurtenant to such single family residences.
2. No structure of a temporary character shall be used on any lot at any time, either temporarily or permanently, except during a period of actual construction of a permanent structure on any of said lots, and in any event not to exceed twelve (12) months. Mobile homes, basement occupancies, tents, shacks, barns and other outbuildings are intended to be prohibited by this

section, and any other structure of a temporary character, although not specifically mentioned herein.

3. No dwelling shall be moved from another location to any property within this Addition.
4. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done therein which may be or may become an annoyance or nuisance to the neighbors.
5. No lot in this addition shall be subdivided by the owners, for the purpose of increasing available building sites within the addition. 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.
6. All front, side and rear yard requirements shall be those prescribed by the appropriate ordinances of the City of Pasco.
7. No dwelling or residential structure with a minimum floor area of the main structure, exclusive of open porches, garages, or breezeways, of less than twelve hundred (1,200) square feet, or costing less than \$12,000 exclusive of land costs, and no building having a concrete block exterior, except existing structures, if any, shall be permitted on any lot in said Addition.
8. All utilities in said addition shall be underground with the exception of the transmission line on Pearl Street.

Dated: November, 1965

Recorded: November 30, 1965

Recording No.: 280236