

186749

PROTECTIVE COVENANTS

VIEW TERRACE ADDITION-PASCO, WASHINGTON

The undersigned being all the persons having any interest in the property covered by the Plat of View Terrace Addition, Franklin County, Washington, as recorded in volume C of plats, page 88, records of said county, do hereby declare the following restrictions and covenants which shall run with the land and be binding on all parties and all persons claiming under them until January 1, 1979, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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 said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any 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.

1. All lots in the tract shall be known and be described as residential lots. No structures shall be erected, altered, placed or be permitted to remain on any residential building plot other than one detached single-family dwelling or duplex not to exceed one and one-half stories in height, and a private garage for not more than two cars.

2. No building shall be located nearer than 25 feet to the front lot line or nearer than 10 feet to the side street line. No building, shall be located nearer than 5 feet to any lot line.

3. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearances, including finished painting, within one year of date of commencement of construction.

4. No noxious or offensive trade, or activity, tavern or club dispensing beer, wine or intoxicating liquor by the drink, shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

6. The grantor, for themselves and their successors and assigns, dedicate easements for public utility purposes, over the public utility easement strips shown in recorded plat. Said easements are hereby granted to maintain, construct, reconstruct and repair, sewer lines, domestic water and irrigation water pipelines, telephone lines, and lines for the delivery of electrical energy as the same are constructed and installed at the time of conveyance of each of the lots in said plat. Whenever the use of said easements or any of them shall cease, the same

revert to the owners of the land affected said easements.

7. No dwelling shall be permitted on any lot of which the ground floor area of the main structure, exclusive of one-story open porches and garages, shall contain less than 1000 square feet.

J. G. Ungerecht
Elizabeth Ungerecht
Clifford Ungerecht

J. G. Ungerecht
Elizabeth Ungerecht
Clifford Ungerecht

STATE OF WASHINGTON

County of Benton

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this day of August personally appeared before me J. G. Ungerecht, Elizabeth Ungerecht, and Clifford Ungerecht to me known to be the individuals described, who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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

M. B. Bridge
NOTARY PUBLIC in and for the State
of Washington, Residing at Redwicks

186749

OFFICE OF THE AUDITOR
FRANKLIN COUNTY, WASH. 1

Filed for Record AUG 19 5 57 PM '19

Attest M. B. Bridge

M. B. Bridge

Recorded in Vol. 95 Page 466 of

John W. MacBroom
Deputy

Inclosed filed: *Y. C. Chadwick*

Inclosed received: *Y. C. Chadwick*

Recorded by: _____

Checked by: _____

Robert L. Baulderson
303 Avenue C
Franklin