

## WEST VINEYARD ESTATES

Know all men by these presents: 3 River Properties, LLC, being the owner of the real property described as West Vineyard Estates according to the attached legal description in Exhibit A, do hereby make which restrictions and covenants run with the land and shall be binding upon all parties and all persons. 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 Types: No lot shall be used except for a residential purpose. 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 stories in height, but in any event not more than thirty-five feet in height, and a private garage for not more than three cars.

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 has been approved by the architectural control committee as to quality of workmanship and material 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 front street or side street than minimum building setback line.

The Architectural Control Committee is composed of:

Dennis Gisi

Rick Davenport

Christine Gisi

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 designate representative, shall be entitled to any compensation for services performed pursuant to the covenant.

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 thirty days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction had been commenced prior to the completion thereof, approval will be required and the related covenants shall be deemed to have been fully complied with.

3. Dwelling Quality and Size: It being the intention and purpose of these covenants to assure that all dwellings shall be on quality workmanship and materials substantially be same, or better, than that which can be produced on date these covenants are recorded and the minimum cost stated herein for the minimum permitted dwelling size. The floor area of the main structure shall be not less than 1,700 square feet of living space for a one-story non basement dwelling, 2,300 square feet of living space for a split

level dwelling (1,200 main level and 1,100 lower level) 1,900 square feet of living space for a two-story (1,200 feet main level) excluding basement and 1,700 square feet of living space of main structure for a dwelling with a full basement. All structures shall have a minimum of a two-car garage, three-car maximum.

No structure erected elsewhere may be moved intact and placed upon any lots in this entire plat.

The value of the home shall be at least 95% of the average of the county assessed values of the 4 nearest homes at the time of construction.

- A. Roofing: All dwellings shall have: wood shakes or clay tile; simulated tile or composition laminated 25-year shingles. No three tab style shingles will be allowed. No less than a minimum 5:12 pitch roof or an architectural distinctive design.
  - B. Siding: The residence shall be of double wall construction with no vertical siding allowed. Construction shall consist of stucco, brick, hardboard lap siding or architectural distinctive design such to approval of the Residential Committee.
4. Building Location: No building shall be located on any lot nearer to the front, side or rear lot lines than is required by the Franklin County Building and Zoning Code.
  5. Lot Area and Width: No lot shall be re subdivided or divided into more than one lot.
  6. Construction Time: Grantor conveys these lots for immediate construction of dwellings only. It is understood that three frost-free months from conveyance is considered a reasonable length of time to allow for the commencement of construction. The dwelling shall be completed no later than nine months after commencement.
  7. Maintenance: Each and every structure erected in said plat shall be maintained at all times in a neat and clean condition in reference to exterior.
  8. Temporary Structures: No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the lot 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. Only trailers of less than thirty feet may be stored on any lot and only when said trailer is the property of the owner occupant of the residence of that lot. Storage of such trailers shall be screened from view in a manner approved by the Architectural Committee.
  9. Additional Structures: All additional non-residential structures must conform to standards established by the Residential Committee, (refer to paragraph 3a and 3b) the approval of the Residential Committee must be obtained before construction. No out structure such as, but not limited to, sheds, barns, garages and storage buildings shall be

taller than 25 feet measured from the highest point on the structure above a point representing the average grade at the front setback line. The out structure shall conform to the Franklin County Building and Zoning Code. Any satellite TV receiver or other similar device more than 18 inches in diameter may be constructed provided that it is recessed into the ground and screened from view of neighboring lots. In no event will these devices be located on front of the home.

10. Walls, Fences and Plantings: No fence, wall, hedge, mass planting of shrubs or other structure, whether constructed or growing, which has the effect of obstructing air and light shall be in the front yard of any dwelling. Decorative open fences of not more than 42 inches in height may be installed in the front yard of any dwelling. For purposes of corner lots this shall mean any portion of land along either street. The back yard of a dwelling may be enclosed with a privacy fence, hedge or mass planting of shrubs of not more than six feet in height from grade. The back yard is defined as that area 5 feet from the front corner of the home to the end to the lot line. The Residential Committee before installation must approve all fences. No galvanized chain-link fences or wire fences shall be allowed at any time.

11. Building Location: All setback lines, sidelines, and other building restrictions shall be in accordance with the applicable ordinances of Franklin County, Washington.

12. Livestock and Poultry: No zoo animals, animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

13. Signs: No signs shall be erected or maintained upon any lot without the prior written consent of the residential committee, except that the property owner may display signs for public elections or to advertise that the property is for sale or lease, but such signs shall be no larger than six square feet. However, signs used by the builders or developers to advertise the property during the construction and sales period may not be more than thirty-two feet square.

14. Easements: Public Utility easements as dedicated in the plat shall be for the purpose of construction and maintenance of irrigation, water and sewer lines, power and telephone lines, and other such public utility services as may be provided, and there shall be no encroachments upon any easements in any manner.

15. Plantings: No non-hybrid elm trees, non-hybrid locust trees, poplar trees, or cottonwood trees, shall be planted or permitted to grow in the entire plat.

16. Garbage and Refusal Disposal: At no time shall garbage, rubbish, or noxious materials be placed, stored, or allowed to accumulate in an unenclosed container for any period of time. All enclosed garbage, rubbish, or noxious materials shall be hauled away and disposed of in a lawful manner not less frequency than once a week.

17. Parking: No on street parking of any RV, trailer, boat, camper, truck or cars except those of visitors. Parking of all vehicles must be contained within each property owner's lot.

18. Exterior Lighting: The use of highly illuminating exterior lights, including mercury or vapor lights is prohibited.

19. Occupancy: No private dwelling house erected upon any lot shall be occupied until made to comply with the approved plans, the requirement herein, and all other covenants, conditions, reservations, and restrictions herein set forth.

20. Business Use: No trade, craft, business, or profession of a public nature, commercial or manufacturing enterprise of any kind shall be conducted or carried on upon any residential lot or within any building located within the area; except that this provision shall not prohibit the use of a personal office within a home which does not create or generate traffic.

21. Enforcement: For a violation or a breach of any of these Reservations and restrictions by any person, the Residential Committee, the owner of the lot with the subdivision, or any of them jointly or severally, shall have the right to proceed at law or in equity to collect damages or to compel a compliance with the terms hereof or to prevent the violation or breach of any covenant herein. If the plaintiff prevails in such litigation against the violator, the plaintiff shall also be entitled to reasonable attorney fees and costs incurred in such litigation. If the Residential Committee brings a suit in law or equity for damages or to compel a compliance with the terms hereof or to prevent a violation or breach hereof, then the violator shall be responsible for the payment of all attorney fees and costs and when such damages, fees and costs are assessed, the same shall become a judgment in favor of the plaintiff or the Residential Committee, as the case may be, and the same shall be a lien against the lot upon which the violation occurred. Suit to recover damages and attorney fees and costs shall be maintainable without foreclosing or waiving the lien securing the same. In the alternative, the holder of such money judgment shall to foreclose a lien in the same manner as is provided for the foreclosure of mechanic's and materialmen's liens under the laws of the State of Washington, Chapter 64.04, Revised Code of Washington, and any amendments thereto. In any action to foreclose a lien, the same shall include a reasonable sum for attorney fees and all costs and expenses reasonably incurred in preparation for and in the prosecution of such action in addition to the taxable costs permitted by law.

22. Amendments: This Declaration of Restrictive Covenants can be amended in whole or in part in writing by the owners of sixty percent (60%), or more, of the lots in West Vineyard Estates. Such amendment to be effective must be recorded in the office of the Auditor of Franklin County.

Dated: August 7, 2001

Recorded: August 13, 2001

Recording No.: 1593842