

WILSON'S ADDITION

The owners and platters of Wilson's Addition, a subdivision in the County of Franklin, State of Washington, the plat of which is filed in the Office of the Franklin County Auditor, under Auditor's File No. 376197, do hereby declare that the following restrictions and covenants shall be restrictions and covenants running with the land, shall be binding on all parties and all persons claiming under the undersigned, until January 1, 1988, at which time these restrictions and covenants shall automatically extend for successive periods of ten years, unless by a vote of the majority of the owners of the lots it is agreed to change or abrogate such restrictions and covenants.

If the owners hereto, or any of them or their successors or assigns, shall violate any of the covenants or restrictions herein contained, it shall be lawful for any other person or persons owning real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of such covenants, and either to prevent him or them from so doing, or to recover damages resulting from said violation or both.

Invalidation of any of these covenants by judgment, court order, legislative enactment, or otherwise, shall in no wise affect any of the other provisions, which shall remaining full force and effect.

PURPOSE: It is the intent and purpose of these restrictions and covenants to assure the high quality of dwellings and other structures now and in the future, to protect the health, safety, welfare, security of monetary investments; and to further all things conducive to harmony and compatibility among neighbors.

1. All lots in Wilson's Addition shall be residential lots, and no structures shall be erected, altered, placed or permitted to remain on any lot in said Addition, other than one detached single family dwelling not to exceed 35 feet in height, and a private garage of not more than three cars.
2. No trailer, mobile home, basements, tent, shack, garage, barn, or other outbuilding shall be erected or allowed to remain on any lot, or used as a residence temporarily or otherwise, provided, however, that during the course of construction, a construction shed will be allowed but no such shed or other building be used as a residence temporarily or otherwise.
3. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting, within nine (9) months from date of commencement of construction. Construction must begin no later than 2 years after conveyance of title. Provided, that these covenants shall not apply to property held by the Wilson family.
4. Landscaping shall be completed within six (6) months after external completion of dwelling.

5. Side Walks shall be constructed within six (6) months of the completion of the external part of the dwelling.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept and that they shall not be kept in numbers or under conditions objectionable in a closely built up residential community.
7. No dwelling or residential structure costing less than \$40,000 and with a minimum floor area of main structure, exclusive of open porches, garages, or breezeways, of less than 1700 square feet and if multiple floors, a minimum of 2100 square feet shall be permitted on any lot in said subdivision. The minimum cost shall be based upon cost levels prevailing on the date of these covenants to assure that the dwelling shall be of quality or workmanship and materials substantially the same or better than that may be produced on the date these covenants are recorded at the minimum cost stated herein and for the minimum dwelling size.
8. No dwelling or structure shall be erected, placed or altered on any lot in this subdivision until the external design and location thereof have been approved by the subdivision developers consisting of Wayne P. Wilson and Ruth S. Wilson or their designated representative. All plans, set backs and building designs shall be in strict conformance to the protective covenants and restrictions listed herein and said dwellings shall be so designed as to conform in quality and general appearance with other dwellings already erected in this subdivision. That beginning January 2, 1987, said Architectural Committee shall consist of three people elected by the owners of the property in Wilson's Addition.
9. No building shall be located closer than 25 feet from the front property lot line. No building shall be located closer than 10 feet from the side lot line. Provided, that the side yard on a corner lot shall not be less than 25 feet wide. No building shall be located closer than 25 feet from the back of the lot line.
10. No noxious trade or activity shall be carried on or upon any lot, nor shall anything be done thereon which shall become an annoyance or nuisance to the neighborhood, which fact a two-thirds (2/3) majority of the occupants of said subdivision shall be the judge and no non residential inharmonious use shall be permitted.
11. 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. However, signs used by builder to advertise the property during the construction and sales

period may not be more than thirty-two square feet. The developers may have such signs as they deem necessary for promotion of the development.

12. No inoperable machines, including tractors, trucks or automobiles, may be held on the property for more than one month.
13. The owner or occupant of each lot shall maintain the grounds in good presentable condition at all times.
14. 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 equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
15. No lot shall be used as a storage for construction or rental equipment to the extent that it becomes a nuisance.
16. The developer reserves the right to go on the lots with equipment for construction purposes and to make inspections during the course of construction.
17. Any fencing of this area, if provided, shall be of a decorative nature with a height of not more than four feet for front yard and six feet for back or side yard. Provided that fences may be higher, if necessary, to meet County requirements for swimming pools.
18. No tree or shrub shall be allowed to grow to a height in excess of 20 feet.

Dated: December 28, 1977

Recorded: December 30, 1977

Recording No.: 376607