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OFFICIAL RECORDS

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BY 329// OWNER
BENTON COUNTY AUDITOR BUILDING AND USE RESTRICTION
FOR

BOBBIE GAGNER
BENTON COUNTY, AUDITOR

BT-100
E-5586

WEST RICHLAND HEIGHTS
WEST RICHLAND, WASHINGTON

Signature-Northwest being the owner of the subdivision WEST RICHLAND HEIGHTS, West Richland, Washington, in order to provide for development of said subdivision does hereby, presents, subject Lots 1-5, Block 1: Lots 1-12 Block 2: Lots 1-14 Block 3, all in West Richland Heights, to the following building and use covenants, conditions and restrictions.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The Plan and Site Review Board will consist of Signature Northwest (or its assignees), and their approval will be based upon the following general provisions:

1. All animals, including dogs, must be kept within the confines of the property or on a leash to protect the residents and their animals from any nuisance factors.
2. No dismantling of vehicles is permitted on the property or adjacent thereto.
3. Each property shall be landscaped and maintained in a clean and attractive condition. Lawns are to be watered, mowed and trimmed on a timely basis. No property owner shall litter their property with wood, paper, equipment, metal objects or other objects, (i.e. car or other vehicle parts) thus causing a visual disturbance to the continuity of the neighboring properties.
4. All activities within the subdivision must conform to Benton County Zoning Restrictions.
5. Recreational vehicle or motorcycle riding is strictly prohibited other than for ingress and egress to an owner's property.
6. No livestock (i.e. turkeys, pigs, etc.) are allowed.
7. Plan and Site Review board may, at its discretion, require any property owner to provide animal tight fencing to prevent nuisance factors to neighboring property owners.

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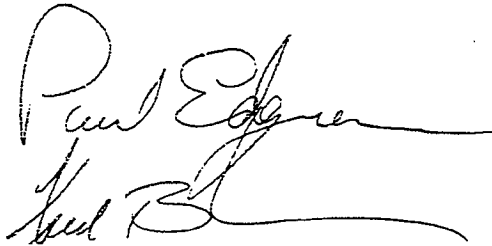
OFFICIAL RECORDS

BENTON-FRANKLIN TITLE CO.

OFFICIAL RECORDS

OFFICIAL RECORDS

8. All recreational vehicles (i.e. RV's, boats, motor homes, trailers, commercial vehicles, etc.) must be parked in such a way as not to offend neighboring property owners (i.e. in outbuildings, carports, etc. or on the owner's property next to the garage.) No street parking for any vehicles mentioned above is allowed.
9. All landowners must comply with the laws and regulations of the State of Washington, County of Benton, and any codes related to fire protection, etc.
10. No satellite dish allowed unless screened by the street and neighbors and approved by the Plan and Site Review Board.
11. No commercial, professional, noxious or offensive activity shall be carried on upon any lot or street, nor shall anything be done which may become a nuisance or unreasonable annoyance to, or endanger the health and safety of neighboring owners or the public at large.



By: Signature-Northwest
Fred Bergstrom
Paul Edgren

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of California }
County of Shasta }

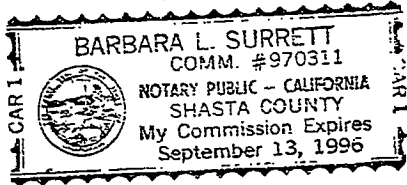
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OFFICIAL RECORDS

On 12-17-93 before me, Barbara L. Surrentt, Notary Public

personally appeared Paul Edgren

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature of Notary: Barbara L. Surrentt

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- Individual, Corporate Officer(s), Partner(s) Limited General, Attorney-in-Fact, Trustee(s), Guardian/Conservator, Other.

SIGNER IS REPRESENTING:

Signature Development Corp

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

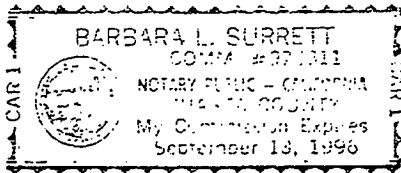
No. 5193

State of California }
County of Shasta }

On 12-17-93 before me, Barbara L. Surrentt, Notary Public

personally appeared Fred Bergstrom

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SIGNER IS REPRESENTING:

Northwest Omni, Inc.

OPTIONAL SECTION

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