

RESTRICTIONS

These Covenants are to run with the land and shall be binding on all parties and persons affected by them for a period of twenty five (25) years from the date of the recording of this Plat, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part. In any such vote, all the owners of one lot shall have only one vote collectively, i.e. one vote per lot. Enforcement shall be by proceeding at law or in equity against the person or persons violating or attempting to violate any covenant, either to restrain or to recover damages or both. Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

1. A. LAND USE AND BUILDING TYPES: All lots in this subdivision shall be known and described as residential lots and shall be used for residential purposes only. No commercial activity of any nature, including in-home businesses, shall be allowed in the subdivision. No structures shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling for private use, not to exceed two stories in height and a private garage for not more than two (2) cars.

- B. DWELLING SIZE: The ground floor living area of the main structure shall not be less than 900 square feet for a one story dwelling and shall not be less than 900 square feet of living area on the ground floor of a one and one-half or two story dwelling.
- C. COMPLETION OF CONSTRUCTION: All construction, once begun, must be pursued to completion with due diligence.
- D. FENCES: Chain link fences are prohibited except on rear lot lines and side lines from rear line to a point parallel with the rear of the building. The chain link fencing must be vinyl coated. Closure to the building with chain link fencing is prohibited. The closure fence from the building to the side property line must be 4' to 6' cedar fencing. Drawings and specifications on fencing must be submitted to the Architectural Control Committee prior to installation. Subject to the limitations of No. 12 below, fencing on the corner lots must be cedar on the street side property lines.
- E. SUBDIVISION: No lot shall be re-subdivided into smaller lots nor conveyed or encumbered in any less than the full original dimensions as shown on the

original plat of record.

- F. EASEMENTS: No easements or rights-of-way for ingress or egress to any contiguous property shall be granted by the owner of any lot or lots in the subdivision.
3. TEMPORARY STRUCTURES: No basement, tent, shack, garage, barn, trailer, prefabricated home, modular home, outbuilding, or any temporary structure shall be occupied or used as a residence. Any main dwelling structure which does not meet the requirement of Paragraph 1-B hereof shall be considered a temporary structure. Outbuildings incidental to residential use shall be of a design and exterior finish commensurate with that of the main structure. They may be a prefab type as long as they are constructed on the exterior with masonite or cedar siding and located on a concrete slab. Outbuildings must be located in the center 1/3 of the rear of the lot.
4. SIGNS: No billboard or other advertising device shall be erected or permitted on any lot, nor shall anything be done or permitted on any lot which will deface or mar the natural scenery thereof.
5. TELEVISION SATELLITE EQUIPMENT: Satellite dishes are restricted to black mesh and shall be placed in the center 1/3 of rear yards only and may not exceed 8' in height.

6. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that domesticated dogs and cats, not to exceed two of each, may be kept provided they are not maintained for commercial purposes and do not become a nuisance to the neighborhood.
8. OPEN FIRES: There shall be no open burning of trash, rubbish, grass, brush, tree limbs, etc. All such burning must be done in a safely enclosed incinerator with a wire mesh cover to prevent burning particles from escaping.
9. EASEMENTS: Easements to each individual lot for installation and maintenance of utilities and drainage facilities are reserved on the rear of each lot as shown on the plat. The granting of these easements shall not prevent the use of the area by the owner for any permitted purpose except for structures or buildings. A right of pedestrian, non-vehicular, access by way of a driveway or open lawn area is hereby granted on each lot, from the front lot line to the rear lot line, to any utility company having an installation in the easement.
10. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying or mining

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operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

11. GARBAGE AND REFUSE DISPOSAL: 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 incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
12. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge, or shrub planting, or any other object which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or in the case of rounded street corners from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten feet of the intersection of a street property line with the edge of a driveway or alley. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
13. PARKING AND STORAGE: No house trailer, mobile home, camper or similar equipment or vehicle shall be located in the

subdivision for any period of time in excess of forty-eight (48) hours, except in the enclosed garage of each lot. No construction trucks, tractors or excavating machinery shall be parked or stored on any road, street, parking lot, yard or lot located in the subdivision, except in an enclosed garage, for any period in excess of forty-eight (48) hours, except for the period needed for actual construction on the lot.

No vehicles shall be parked on grass or lawn areas, and no disabled vehicles or vehicles under repair shall be allowed to remain within the subdivision longer than 48 hours.

14. BOATS AND BOAT TRAILERS: Boats and boat trailers shall be stored in the rear yard only and not visible from the street.
15. CARE OF BUILDING AND GROUNDS: Each lot owner shall prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on a lot which shall tend to decrease the beauty of the specific area or the neighborhood as a whole.
16. ARCHITECTURAL CONTROL: No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, color, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural control committee composed of three (3) members appointed by the Board for a term of five (5) years. In the event said Architectural Control Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. The first Architectural Control Committee shall consist of Jack Johnson, Terri Johnson, and Bill Paxson.