



RETURN ADDRESS:

PACIFIC ALLIANCE TITLE, LLC
1001 YAKIMA VALLEY HWY
POST OFFICE BOX 1530
SUNNYSIDE, WA 98944

00010143

44
CHICAGO TITLE INSURANCE

31737

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

Grantor(s):

1. HOWARD, PATRICIA E.
2. Additional names on page one of document

Grantee(s):

1. Public
2. Additional names on page _____ of document

Legal Description: (abbreviated) Lots 2 and 4 SP 1518
Ptn Lot 3 SP 1518
Lot 3 and 4 SP 1774
PTN NW QTR 24-8-15

Additional (complete) legal description is on page six of document

Assessor's Parcel Nos.: 1-1584-201-1518-002
1-1584-201-1518-004
1-1584-201-1518-005
1-1584-201-1518-006
1-1584-201-1774-003
1-1584-201-1774-004
1-1584-200-0008-001
1-1584-200-0006-000
1-1584-200-0007-000

Declarant hereby grants and conveys the rights and obligations hereinafter set forth in this Declaration and hereby specifies that such rights, obligations and covenants shall run with the land, as provided by law, and shall be binding upon Declarant and all person claiming under the Declarant with regard the parcels of real property described on Exhibit "A", and any additional parcels created by division of the existing parcels.

1. **PROPERTY SUBJECT TO DECLARATION:**

The real property which is subject to this Declaration (the "Property") is described on Exhibit "A" which is incorporated herein by this reference.

2. **PURPOSE:**

The purpose of this Declaration is to establish and insure necessary standards and restriction to promote and maintain a first rate residential development upon the Property, and to protect and enhance Property values for the owners (Owners) of the lots and neighboring properties.

3. **CONSTRUCTION AND BUILDING:**

The following restrictions shall apply to all building, construction and development upon any of the lots included in the Property:

A. **Minimum Area:** The minimum livable area on any ground floor of a residence shall be no less than 1,200 square feet, exclusive of the required garage area.

B. **Garages:**

Every residence located upon a Lot shall include a garage. Such garage shall be completely enclosed with a roll-up or covered door. Garages may be attached to the residence or be detached from the residence. Other outbuildings in addition to garages may also be built upon the property.

C. **VEHICLES:**

It is essential to the aesthetic of the Property that the following rules relating to vehicles be observed strictly:

1. **Overnight Parking:** No overnight parking shall be permitted on any of the streets (roadway) included within the project. Overnight parking is expressed permitted in the driveway of any residence:

2. **Not Visible:** There shall be no parking of any abandoned or junk vehicle, abandoned boat, abandoned boat trailer, abandoned horse trailer, abandoned camper, abandoned camper shell, abandoned truck and camper, abandoned recreational vehicle, abandoned camper conversion or similar abandoned vehicle which is visible from any Lot or any street within the Property.

D. **Mobile Homes**: No prefabricated homes, modular homes, manufactured homes, or mobile homes shall be built, placed or maintained on any Lot located within the Property.

3. **USE RESTRICTIONS:**

The following use restrictions shall relate to Tracts and Lots herein:

A. **Residential Purposes**: No commercial or industrial activities of any nature, other than a, "Bed and Breakfast", may be conducted from any Lot located with the Property.

B. **Compliance with Laws**: All use of, and activities conducted upon, any Lot shall comply fully with all laws, statutes, ordinances, and regulations, including any laws and regulations relating to the use, storage, and disposal or hazardous or toxic chemicals or substances.

C. **Storage**: No storage of boxes, furniture, appliances, machinery, equipment, construction supplies, or household goods shall be permitted outside of any residence located on a lot within the Property, whether or not such storage shall be visible from any Lot or street with the Property. The storage of construction supplies shall be allowed on any of the Lots herein during the construction process the dwelling unit of the Lot. However, all construction materials shall be removed within 30 days from the completion of the dwelling built on the Lot.

D. **Farm Animals**: No more than one farm animal per acre shall be allowed on the Property. All farm animals shall be kept in a fenced enclosure and fed within the fences. The terms of this paragraph are necessary to preserve the natural vegetation and present accumulation of dust and soil erosion.

E. **Vehicles off road**: No motorized vehicles including but not limited to motorcycles and all terrain vehicles shall be permitted or operated with the project except upon the designated roadways or improved driveways and except as necessary by construction crews during the construction of improvements upon the premises.

5. **TERM:**

These restrictions shall be deemed to run with the land and bind the Property in perpetuity.

6. **AMENDMENT:**

The Covenants and Restrictions set forth herein may be amended by a vote of 90% of the Property Owners. Each separate tax parcel shall be deemed to have one vote with respect to any proposed amendment.

7. **ENFORCEMENT:**

Any violation of any condition of these restrictions may be enforced by any Owner of a Lot through affirmative or injunctive relief in a court of competent jurisdiction. The prevailing party shall, as a matter of right, receive its attorneys' fee in connection with any such enforcement maintained, and any order of any court enforcing the Declaration may include the removing of all violations of this Declaration from this Property.

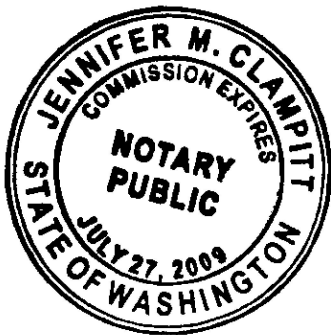
8. **SIGNATURE:** The Declarant has executed and delivered this Declaration to be effective as of December 5th, 2007.

Patricia E. Howard
PATRICIA E. HOWARD
By: Scott R. Howard
Scott R. Howard, Attorney in Fact

STATE OF WASHINGTON)
County of Yakima) ss

On this ___ day of Decmeber, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **SCOTT R. HOWARD** to me known to be the individual described in, and who executed the within instrument as the Attorney in Fact for **Patricia E. Howard** and acknowledged to me that he signed and sealed as the free and voluntary act and deed as Attorney in Fact for said **Patricia E. Howard** in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor insane.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Jennifer M. Clampitt
NOTARY PUBLIC in and for
the State of Washington.
My Appointment Expires 072709
Jennifer M. Clampitt
Printed Name

EXHIBIT "A"
to
DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

Lot 2 of Short Plat 1518, as per the survey thereof recorded under recording number 85-13889, records of Benton County, Washington.

Assessor's Parcel Number: 1-1584-201-1518-002

Lot 4 of Short Plat 1518, as per the survey thereof recorded under recording number 85-13889, records of Benton County, Washington.

Assessor's Parcel Number: 1-1584-201-1518-004

Lot 5 of Short Plat 1518, as per the survey thereof recorded under recording number 85-13889, records of Benton County, Washington.

Assessor's Parcel Number: 1-1584-201-1518-005

Lot 6 of Short Plat 1518, as per the survey thereof recorded under recording number 85-13889, records of Benton County, Washington.

Assessor's Parcel Number: 1-1584-201-1518-006

Lot 3 of Short Plat 1774, as per the survey thereof recorded under recording number 85-13889, records of Benton County, Washington.

Assessor's Parcel Number: 1-1584-201-1774-003

Lot 4 of Short Plat 1774, as per the survey thereof recorded under recording number 85-13889, records of Benton County, Washington.

Assessor's Parcel Number: 1-1584-201-1774-004

The East half of the East half of the West half of the Northwest quarter of Section 15, Township 8 North, Range 24, E.W.M., EXCEPT the North 958.09 feet thereof.

Assessor's Parcel Number: 1-1584-200-0008-001

The West half of the East of the East half of the Northwest quarter of Section 15, Township 8 North, Range 24, East, W.M., records of Benton County, Washington.

Assessor's Parcel Number: 1-1584-200-0006-000

The West half of the West of the East half of the Northwest quarter of Section 15, Township 8 North, Range 24, East, W.M., records of Benton County, Washington.

Assessor's Parcel Number: 1-1584-200-0007-000