

FILED OF RECORD AT REQUEST OF
AND PLEASE RETURN TO:
DEWAYNE F. NAYLOR
W. 3717 Delbert
Spokane, WA 99208

9511090007

TRANSAMERICA TITLE

FILED OR RECORDED

REQUEST #

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DECLARATION OF PROTECTIVE COVENANTS: EDITOR
SPokane COUNTY WASH.
DEPUTY

This declaration shall serve to amend, delete and supersede all portions of the Declaration of Restrictive Covenants recorded under Auditors File Number 7805150073 and covering the entire Southwest quarter of Section 7, Township 29 North, Range 43 E.W.M., County of Spokane, State of Washington.

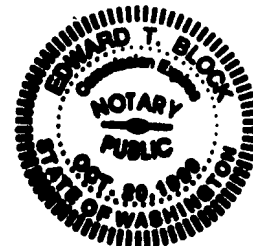
1. The types of dwellings permitted on any portion of the land are as follows:
 - (a) Any conventionally constructed and built home of which the ground floor and main living area, exclusive of porches and garages, shall be not less than 1100 sq. feet.
 - (b) Pre-constructed, manufactured or modular homes of which the main structure living area, exclusive of open porches or garages, shall be not less than 1100 sq. feet. These types of structures must be new and not used when placed upon the property and must be placed upon a foundation or otherwise permanently affixed to the property.
2. All dwellings must be completed as to outside appearance within 1 year of placement upon the property.
3. No temporary structure to be placed on the land except during construction or placement of permanent residence, then for a period not to exceed 6 months.
4. Animals and livestock shall be permitted, except swine, provided they are restricted from creating a nuisance for neighboring residents on the land.
5. No noxious or offensive activity, which may be or may become an annoyance to the neighborhood may be carried on upon any portion of the land. No trash, rubbish or junk cars may be dumped on or allowed to accumulate on any portion of the land.
6. These covenants are mutual and run with the land and all successive future owners shall have the same right to invoke and enforce its provisions as the original signers hereof until May 1, 1998, after which time said covenants shall be automatically extended for successive 5 year periods, unless by vote of the then owners of a majority of the lots it is agreed to change said covenants in whole or in part.
7. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or recover damages, and all costs and expenses of any proceedings necessary to enforce the same shall be taxed against the offending party or parties, and shall be declared by the court to constitute a lien against the real estate of said offending party or parties, such lien to be enforced in such manner as the court may order.
8. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Ronald E Williams
PROPERTY OWNER

10/30/95
DATE

PROPERTY OWNER

DATE



STATE OF WASHINGTON)
COUNTY OF SPOKANE)

NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING AT SPOKANE.

11/20/99
commission expires