

1948565 MASON CO WA

11/02/2009 09:19 AM MODIF  
LAKE CUSHMAN MAINTENANCE CO #33280 Rec Fee: \$229.00 Pages: 118



Name and address

Lake Cushman Maint. Co.  
3740 N Lake Cushman Rd  
Hoodsport WA. 98548

THIS IS NOT AN  
ORIGINAL DOCUMENT

DOCUMENT TITLE (S)

Lake Cushman Div. 3 Modified Protective Covenants

REFERENCE NUMBER (S) of related documents

226246

Additional Reference #'s on page \_\_\_\_\_

GRANTOR (S) Last, First and Middle Initial

Lake Cushman Maint. Co.

Additional Grantors on page \_\_\_\_\_

GRANTEE (S) Last, First and Middle Initial

Public

Additional Grantees on page \_\_\_\_\_

LEGAL DESCRIPTION (Abbr. Form: quarter/quarter, section, township & range, plat, lot, & block)

Sec. 18 Township 23N Range 4W

Additional Legal Descriptions on page \_\_\_\_\_

PARCEL NUMBER

423185000001 through 423185000219

Additional Parcel Numbers on page \_\_\_\_\_

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature

Patti Krozstadt

Date

11/2/09

## **Lake Cushman**

### **Protective Covenants**

In order to preserve the natural beauty of the Lake Cushman area and to provide for the control of structures to be erected thereon, improvements to be made thereon, and the use thereof in general, the following restrictions are hereby declared to be covenants running with the land and binding upon future owners and lessees, their heirs, successors and assigns, and subject to which covenants the following described property shall be leased, held, used, occupied and developed:

The Plat of Lake Cushman No. 3, Mason County, Washington.  
And said restrictions and covenants are as follows:

1. All lots and improvements shall be used to residential purposes and uses incidental there to only.
2. No lot shall be further divided where the resultant lot shall be less than 7,000 square feet in area and no structures shall be permitted on any lot except one single family dwelling.
3. On the waterfront lots there shall be a minimum of 50 feet between any structure and the lake shore. No docks or floats shall be extended more than 30 feet into the lake except with the prior approval of the Control Committee of the Lake Cushman Maintenance Co.
4. No fences, hedges or boundary walls shall be planted or constructed more than six feet in height and no residence shall be located closer than 15 feet to any property line except with the prior approval of said Control Committee.
5. No individual sewage disposal system will be permitted on any lot unless such system is designed, located and constructed in accordance with the legal regulations, laws and ordinances of Mason County and the State of Washington.
6. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that cats, dogs or other household pets may be kept, but not for any commercial purpose. Household pets shall not be allowed to become an annoyance or nuisance to the neighborhood.
7. Water will be made available in street water mains in streets adjacent to all lots and will be available to each lot at the regular established rates. The power and water system will be completed on or before September 1, 1968 and the water system will be owned and operated by the Lake Cushman Maintenance Co., a non-profit Washington corporation.

State laws governing water systems will be complied with relative to potable domestic supply.

8. Lake Cushman Company reserves to itself and to its successors and assigns, an easement five feet in width parallel to all lot lines for purposes of utilities and drainage.
9. Travel trailers, campers, fifth wheel trailers and motor homes may be placed on improved lots and used for unlimited periods of time. Such recreational vehicles must be in good condition and kept well maintained. Improved lots must have water, power and septic. Any structure built on any lot in the subdivision must be approved by the Control Committee prior to commencement of construction. In connection with approval by the Control Committee of either structures or permanent locations for trailers or mobile homes, a simple preliminary structure plan showing the overall dimensions and front elevation ( with respect to structures) together with location on the lot shall submitted to the Control Committee for approval or disapproval. No construction or installation shall be permitted prior to the approval of the Control Committee provided that if the Control Committee fails to give notice within 30 days following submission of the plan, the plan shall be deemed acceptable. Twelve months after installation of water mains and power distribution systems, no tents shacks or outbuildings shall be used as a dwelling. The exterior of any dwelling must be completed within one year from the commencement of construction.
10. Green Belt and common areas will be dedicated to the Lake Cushman Maintenance Co. for the non-exclusive use and benefit of all lot owners. The Maintenance Co. shall regulate, administer and control all green belt, common and park areas and no cutting of timber or moving of brush in such areas shall be permitted except with prior approval in writing of the Control Committee of the Lake Cushman Maintenance Co.
11. The use of firearms within said plat is prohibited.

These covenants and each and every part thereof shall run with the land and shall be binding upon all parties and all persons claiming under them, and have any interest in any of the above described land, for a period of 25 years from the date of these covenants, after which time these covenants shall automatically be extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then Lessees of the lots is recorded, agreeing to modify or revoke these covenants in whole or in part.

Enforcement of these covenants shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant, either to restrain such violation or to recover damages therefore, and may be brought by any lessee damaged, or by the Lake Cushman Maintenance Co.

Invalidity of any of these covenants as determined by a court of competent jurisdiction shall in no wise affect any of the other covenants which shall remain in full force and effect.