

1907422 MASON CO WA

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PATRICIA JARVIS #13086 Rec Fee: \$43.00 Pages: 4



Name and

Return Address

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DOCUMENT TITLE (S)

Covenant

REFERENCE NUMBER (S) of related documents

379321

Additional Reference #'s on page _____

GRANTOR (S) Last, First and Middle Initial

LAKE Cushman Maintenance Co. Division 18

Additional Grantors on page _____

GRANTEE (S) Last, First and Middle Initial

To the public

Additional Grantees on page _____

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

Additional Legal Descriptions on page _____

PARCEL NUMBER

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 the subject to which covenants the following described property shall be leased, held, used, occupied and developed:

The plat of Lake Cushman No. 18, Mason County, Washington.

And said restrictions and covenants are as follows:

1. All lots and improvements shall be used for residential purposes and uses incidental thereto only.
2. Lots shall be used for single family residential or recreational use only.
3. No fences, hedges or boundary walls shall be planted or constructed more than six feet in height and, in areas where, in the opinion of the Control Committee, such fences, hedges, boundary walls or plantings would interfere with the view of adjacent lots in said plat they may be limited to a lesser height as specified by the Control Committee. Plans for all fences, hedges, boundary walls and tree plantings shall be submitted to the Control Committee for approval prior to planting or construction provided that if the Control Committee fails to give notice within 30 days following submission of the plan, the plan shall be deemed acceptable, and no residence or structure shall be located closer than 15 feet to any property line except with the prior approval of said Control Committee.
4. 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.
5. 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.
6. Any structure built on any lot in the subdivision must be approved by the Control Committee prior to the Commencement of construction in

connection with approval by the Control Committee of Structures, a simple preliminary structure plan showing the over-all dimensions and front elevation together with a plot plan showing location on the lot, shall be submitted to the Control Committee in duplicate for approval or disapproval. No mobile homes shall be permitted except mobile homes which have been approved by the Architectural Control Committee of the maintenance association which contain a minimum of 500 square feet in area and which have been approved by the U.S. Department of Housing and Urban Development (H.U.D.) as evidenced by appropriate affixed seals. The location and structures incident to the installation must be approved by the said Control Committee. The general exterior appearance shall be maintained at a standard acceptable to the said Control Committee. A simple preliminary structure plan showing the overall dimensions and front elevation (with respect to structures) together with location on the lot must be submitted to said Control Committee for approval prior to commencement of construction. Materials and colors used in the sheds, porches, awning, skirting, carports, garages, and other structures shall be compatible with the color and material of the mobile home in the opinion of said Control Committee.

Mobile homes must have full skirting in place within 30 days following Placement of home. Sheds, porches, awnings, carports and other structures must be completed within 120 days from the commencement of construction. No construction or installation shall be permitted prior to approval of said Control Committee provided that if the said Control Committee fails to give notice within 30 days following submission of the plan, the plan shall be deemed acceptable.

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 November 1, 1981. 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. All utility service connections shall be installed underground when connecting to underground utilities in streets or greenbelts.
9. 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. 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; no debris, old cars or machinery, or lumber and building materials shall be stored on any

lot, except that supplies and machinery currently being used in the construction of an approved dwelling may be stored in a neat and workman like manner during construction of said dwelling. All building materials and debris shall be cleaned up and removed from the lot within 30 days following the completion of a dwelling. No lot shall be kept in a condition that, in the opinion of the Control Committee, constitutes an annoyance or nuisance to the neighborhood or detract from the general appearance of the area.

10. Lake Cushman Co. reserves to itself and to its successors and assigns, an easement 5 feet in width parallel to all lot lines for purposes of utilities and drainage; provided, that said easement shall be 10 feet in width where not bordered by another lot.
11. The use of firearms within said plat is prohibited.
12. No motor vehicle including motorcycles, motor scooters, A.T.V.'s, etc., shall be operated on any of the property in said plat including all roads in an unsafe manner or in such a way as to create, in the opinion of the Maintenance Co. or its agents, an annoyance or nuisance to the neighborhood. All motor vehicles and operators of motor vehicles shall comply with the current state laws for licensing, equipment and operation.

These covenants and each and every part thereof shall run with the land and shall be binding upon all parties and all the persons claiming under them and having any interest in any of the above-described lands, 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 a covenant, either to restrain such violation or to recover damages there-for, and may be brought by any lessee damaged or by the Lake Cushman Maintenance Co.

No recording date: Auditor's File #379821