

After Recording Mail To:

Skok & Monasmith, P.S.  
P.O. Box 6  
Chewelah, WA 99109

9702406

BUILDING AND USE RESTRICTIONS  
FOR  
PEYE CREEK ADDITION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being all of the owners, contract vendors, contract vendees and mortgagees of the following described real estate, to wit:

Lots 1 through 15 of Peye Creek Addition to Chewelah, in the SE1/4 of the NW1/4 of Section 14, Township 32 North, Range 40 East, W.M.,

do hereby declare and establish the following protective covenants and restrictions upon said real property and each lot and parcel thereof. These covenants are imposed pursuant to a general plan for the development and use of the subject property, which property will be conveyed by the undersigned, their successors and assigns subject hereto. These covenants shall run with the real property and shall be binding upon all parties having or acquiring any right, title or interest in the subject property or any part hereof, and shall inure to the benefit of each owner of any portion of the subject real property. The parties acknowledge that, notwithstanding these covenants, all real property within the plat is subject to the codes and regulations promulgated in Stevens County and the City of Chewelah.

1. Modular and kit homes are to be built to Uniform Building Code Standards and are allowed in Peye Creek Addition to Chewelah, Washington. Manufactured or mobile homes, defined as built on a chassis and to HUD standards, are not allowed in this addition.
2. Each property owner shall be responsible for constructing his/her own driveway for ingress and egress from the city street fronting the property and shall further install an 8 inch diameter culvert to ensure property drainage of each lot.
3. Each property shall be landscaped and maintained in a clean and attractive condition.
4. The following issues are addressed and enforced by the City of Chewelah and, consequently, apply to this addition:

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Dismantling of vehicles, animal restriction, fire codes and regulations, fencing requirements. Contact the City Building Department at (509) 935-8445 with any concerns, questions or for clarification on these subjects.

DATED this 31 day of October, 1996.  
NORTHWEST FORTY ASSOCIATES

Perry R. Schory  
PERRY R. SCHORY

Randy P. Marino  
RANDY P. MARINO

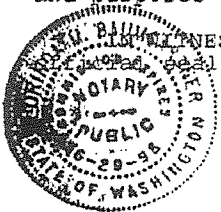
Rhoda K. Schory  
RHODA K. SCHORY

Carrie A. Marino  
CARRIE A. MARINO

STATE OF WASHINGTON )  
                                  ) ss.  
COUNTY OF STEVENS )

I certify that I know or have satisfactory evidence that PERRY R. SCHORY and RHODA K. SCHORY are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

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

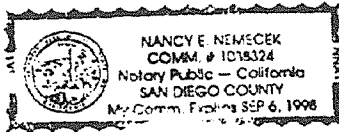


Suzanne M. [Signature]  
Notary Public in and for the State  
of Washington, residing at Chewelah  
My Commission expires: 2/29/98

STATE OF CALIFORNIA )  
                                  ) ss.  
COUNTY OF San Diego )

I certify that I know or have satisfactory evidence that RANDY P. MARINO and CARRIE A. MARINO are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

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



Nancy E. Nemescek  
Notary Public in and for the State  
of California, residing at Chimney  
My Commission expires: 9/6/96

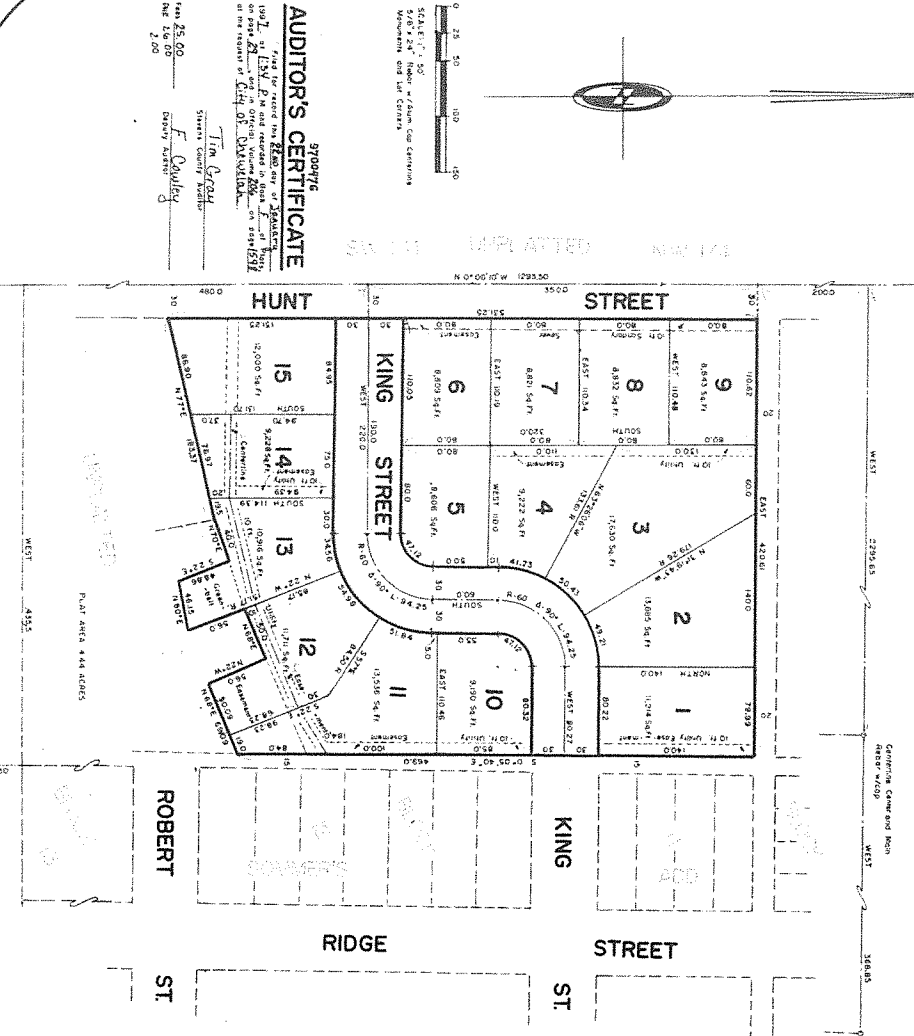
**PEYE CREEK**  
**AT CHEWELAH**  
**IN THE SE 1/4 OF THE NW 1/4, SECTION 14, T32N, R40E WM.**  
**STEVENS COUNTY**  
**1996**  
**WASHINGTON**

**TREASURER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT CONTAINS THE  
 PROPERTY OF THE CITY OF CHEWELAH, WASHINGTON, AND THAT THE CITY OF CHEWELAH  
 HAS THE RIGHT TO TAKE THE SAME FOR THE PURPOSES OF THE CITY OF CHEWELAH  
 WASHINGTON, AND THAT THE CITY OF CHEWELAH HAS THE RIGHT TO TAKE THE SAME  
 FOR THE PURPOSES OF THE CITY OF CHEWELAH, WASHINGTON.

Stevens County Treasurer

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT CONTAINS THE  
 PROPERTY OF THE CITY OF CHEWELAH, WASHINGTON, AND THAT THE CITY OF CHEWELAH  
 HAS THE RIGHT TO TAKE THE SAME FOR THE PURPOSES OF THE CITY OF CHEWELAH  
 WASHINGTON, AND THAT THE CITY OF CHEWELAH HAS THE RIGHT TO TAKE THE SAME  
 FOR THE PURPOSES OF THE CITY OF CHEWELAH, WASHINGTON.

Stevens County Surveyor



**AUDITOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT CONTAINS THE  
 PROPERTY OF THE CITY OF CHEWELAH, WASHINGTON, AND THAT THE CITY OF CHEWELAH  
 HAS THE RIGHT TO TAKE THE SAME FOR THE PURPOSES OF THE CITY OF CHEWELAH  
 WASHINGTON, AND THAT THE CITY OF CHEWELAH HAS THE RIGHT TO TAKE THE SAME  
 FOR THE PURPOSES OF THE CITY OF CHEWELAH, WASHINGTON.

Stevens County Auditor

Map No. 206  
 Date 2006  
 F. Crowley  
 Surveyor

Map No. 206  
 Date 2006  
 Apr 1598

**APPROVALS**

Engineered and approved by 21 day of January 1996  
 Planning Commission  
 City of Chewelah

Engineered and approved by 21 day of January 1996  
 City Clerk  
 City of Chewelah

**DEDICATION**

I HEREBY DEDICATE TO THE PUBLIC THE ABOVE DESCRIBED TRACT FOR THE PURPOSES OF THE CITY OF CHEWELAH, WASHINGTON, AND THAT THE CITY OF CHEWELAH HAS THE RIGHT TO TAKE THE SAME FOR THE PURPOSES OF THE CITY OF CHEWELAH, WASHINGTON.

Alysa Lombard-Caulfield  
 City Clerk

**ACKNOWLEDGEMENT**

I, the undersigned, hereby acknowledge that I have read the above plat and that I understand the contents thereof and that I agree to the same and that I have signed the same in the presence of the City Clerk and the City Auditor.

Alysa Lombard-Caulfield  
 City Clerk