

CHEWELAH GOLF AND COUNTRY ESTATES DIV. 3

COVENANTS, EASEMENTS AND RESTRICTIONS

1. Title to the property shown and described hereon is vested in the State of Washington and purchasers obtain a sublease subject to all the terms and conditions of the lease from the State of Washington.
2. No lot as shown shall be further divided unless said division be approved as to size and use prior to said division by the City of Chewelah and the Department of Natural Resources.
3. Roads constructed to provide access to the lots as shown hereon are not part of the City of Chewelah street system and are not maintained by the City of Chewelah. Maintenance of said roads shall be the responsibility of the Chewelah Golf and Country Club.
4. Prior to construction or placement of any living quarters, driveways or other physical alteration of a lot, a permit to install an individual sewage disposal system shall be secured from the N.E. Tri-County Health District.
5. Private wells on any lot are prohibited.
6. Use of Tract "B" is intended primarily for golf course play and drainfield area for lot subleasees. No changes, use or modification shall be made within Tract "B" which will interfere with these intended uses.
7. Any future rule changes made by the Chewelah Golf and Country Club Association which affects Tract "B" shall first be approved by the N.E. Tri-County Health District and the Department of Natural Resources, if said rule affects the use of Tract "B" for drainfield purposes.
8. The Chewelah Golf and Country Club Association reserves and retains an easement on that portion of each lot lying within the boundaries of Tract "B" as shown hereon, for golf course maintenance, repair, operation and play purposes and the sub-leasees of said lots shall not construct, maintain or allow any temporary or permanent structure or obstruction within Tract "B" which will interfere with the Chewelah Golf and Country Club Association's right to use or control the use thereof, and furthermore, the Chewelah Golf and Country Club reserves the right to make such rules relating to Tract "B", from time to time, as it deems necessary for the maintenance, repair, operation and play upon the golf course. The easement reserved herein is for the benefit of and appurtenant to that portion of the property utilized for golf course purposes as more generally described in that certain lease between the State of Washington, Department of Natural Resources and the Chewelah Golf and Country Club Association which is recorded under Stevens County Auditors File No. 505643.
9. The intended use of land areas abutting and adjoining the lots shown hereon, such as Tract "A", is for access, utility, open space, greenbelt and golf course purposes, however, these areas may be used for non-conflicting drainfield purposes.
Such use for drainfield purposes is subject to the review and approval of the Chewelah Golf and Country Club Association and the Northeast Tri-County Health District.
Areas reviewed and approved for drainfield purposes shall be protected in accordance with the rules and regulations of the N.E. Tri-County Health District.
Lots 1-26 and 69-95 are provided an area by extension of lot lines 40 feet into adjacent fareways for drainfields.