

545157
RESTRICTIVE COVENANTS

WE THE UNDERSIGNED OWNERS of Real Property in the City of Chewelah, County of Stevens, State of Washington, the platted Quartzite Court, enter into this Covenant for the purpose of maintaining the fair and adequate property values in the Quartzite Court Plat and of continuing the Plat as a desirable residential part of this City, for and in consideration of mutual interest as owners of real estate in the Plat, hereby covenant and agree with one another that the restrictive covenants will apply to:

Lots 1-8, inclusive, and lots 10-27, inclusive, of QUARTZITE COURT, as per Plat recorded July 21, 1978, in Book D of Plats, page 43, in Volume 42, page 442, under Auditor's File Number 473923, in Stevens County, Washington.

This covenant constitutes a mutual covenant running with the land and shall be a restrictive covenant upon all heirs, executors, administrators, and assigns. Said restrictive covenants are as follows:

1. There shall be provided for all vehicles off-street parking, that is vehicle are not to be parked for extended periods of time on the street.
2. There shall be no trailers or mobile homes placed on any of the lots.
3. The lots shall be restricted to residential purposes and every home constructed shall have at least 1,200 square feet or more on the first floor.
4. No building shall be constructed to a height more than 24 feet.
5. The color shall be maintained in earth tones or white.
6. All construction begun shall be completed within three years and at the completion of construction all the area shall be landscaped within one year.
7. There shall be no fences more than four feet in height around the front yards and no more than six feet in height around the back yards.
8. There shall be no cattle, sheep, goats or other livestock permitted in Quartzite Court.

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9. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently; nor shall any structure of a temporary character be used as a residence.

The purpose of the restrictions is to ensure of the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the community, and thereby to secure to each site owner the full benefit and enjoyment of his home, with no greater restriction on the free and undisturbed use of his site than is necessary to ensure the same advantages to the other site owners.

Richard D. Brauner
RICHARD D. BRAUNER

V. Maxine Brauner
V. MAXINE BRAUNER

Virginia Lee Bartell
VIRGINIA LEE BARTELL

RECEIVED

STATE OF WASHINGTON)

1985 MAR 26 PM 4:22

County of STEVENS)

SS.

STEVENS COUNTY AUDITOR

I At request of
Valley Title Guarantee
R WILLIAM E. PROVOST
COUNTY AUDITOR

C Glenn H. Davidson
Deputy
P Mail to Ted Knauss
\$4.50 P. O. Box 810
Chewelah, WA 99109

On this day, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD D. BRAUNER and V. MAXINE BRAUNER, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25 day of March, 1984.

Marion E. Knauss
NOTARY PUBLIC in and for the State of
Washington, residing at Chewelah.

Washington
STATE OF OREGON)
STEVENS
County of MULTNOMAH)

SS.

On this day, before me, the undersigned, a Notary Public in and for said County and State, personally appeared VIRGINIA LEE BARTELL, to me known to be the individual described in and who executed the within instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6 day of March, 1984.

Marion E. Knauss
NOTARY PUBLIC in and for the State of
Oregon, residing at Chewelah.
Washington

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