

CHEWELAH GOLF AND COUNTRY ESTATES DIV. 2

DEDICATION:

The Chewelah Golf and Country Club Association, a non-profit Washington Corporation, and the State of Washington, acting by and through the Department of Natural Resources, hereby declare this plat of Chewelah Golf and Country Estates Div. 2 and hereby grant, convey, transfer and assign to each of the subleasees of a lot shown thereon, a permanent, non-exclusive easement and right of way for ingress, egress and utilities to each of the lots across and under Tract "A" as shown hereon. This easement is for the benefit of and appurtenant to each of the lots shown hereon, and is for the benefit of and binding on the Chewelah Golf and Country Club Association, the State of Washington, the subleasees of the lots shown hereon, and the heirs, successors and assigns of the parties, and further, reserving and retaining to the Chewelah Golf and Country Club Association 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 subleasees 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 Association 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 Auditor's file no. 505643.

COVENANTS AND RESTRICTIONS

1. Title to the property shown and described hereon is vested in the State of Washington and purchasers obtain a sub-lease subject to all the terms and conditions of the lease from the State of Washington.
2. All lots shown hereon are restricted to one single family residential unit per lot.
3. No lot as shown hereon shall be further divided unless said division be approved as to size and use prior to said division by Stevens Co. and Dept. of Natural Resources.
4. No lot as shown hereon shall be further divided until all lots within this plat are served by a public water and sewer system.
5. Roads constructed to provide access to the lots shown hereon are not part of the Stevens County Road system and are not maintained by Stevens County. Maintenance of said roads shall be the responsibility of the Chewelah Golf and Country Club.
6. 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.
7. Private wells on any lot are prohibited.
8. Use of Tract "B" is primarily for golf course play and drainfield area for lot sub-leasees. No changes, use of modifications shall be made within Tract "B" which will interfere with these intended uses.
9. Any future rule changes made by the Chewelah Golf and Country Club Association which affects Tract "B" shall be first approved by the Northeast Tri-County Health District and the Department of Natural Resources, if said rule change affects the use of Tract "B" as a drainfield area.