

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 Feye 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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PEYE CREEK

AT CHEWELAH

IN THE SE 1/4 OF THE NW 1/4, SECTION 14, T32N, R40E, WM.
 STEVENS COUNTY 1996 WASHINGTON

WASHINGTON

TREASURER'S CERTIFICATE

I hereby certify that all taxes assessed herein against the property above herein have been paid, up to and including the year 1996.

Stevens County Treasurer

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon is a true and correct copy of the original survey and that the same is in accordance with the laws of the State of Washington.

Thomas F. Conroy, L.S.
 Surveyor



APPROVALS

Accepted and approved this 21st day of _____ 1996

City Clerk

Accepted and approved this 21st day of _____ 1996

City Council

Accepted and approved this 21st day of _____ 1996

City Council

Accepted and approved this 21st day of _____ 1996

City Council

Accepted and approved this 21st day of _____ 1996

City Council

Accepted and approved this 21st day of _____ 1996

City Council

Accepted and approved this 21st day of _____ 1996

City Council

DEDICATION

I, the undersigned, hereby dedicate to the people of the State of Washington, the above described property, to be held in trust for the people of the State of Washington.

Accepted and approved this 21st day of _____ 1996

City Council

Accepted and approved this 21st day of _____ 1996

City Council

Accepted and approved this 21st day of _____ 1996

City Council

Accepted and approved this 21st day of _____ 1996

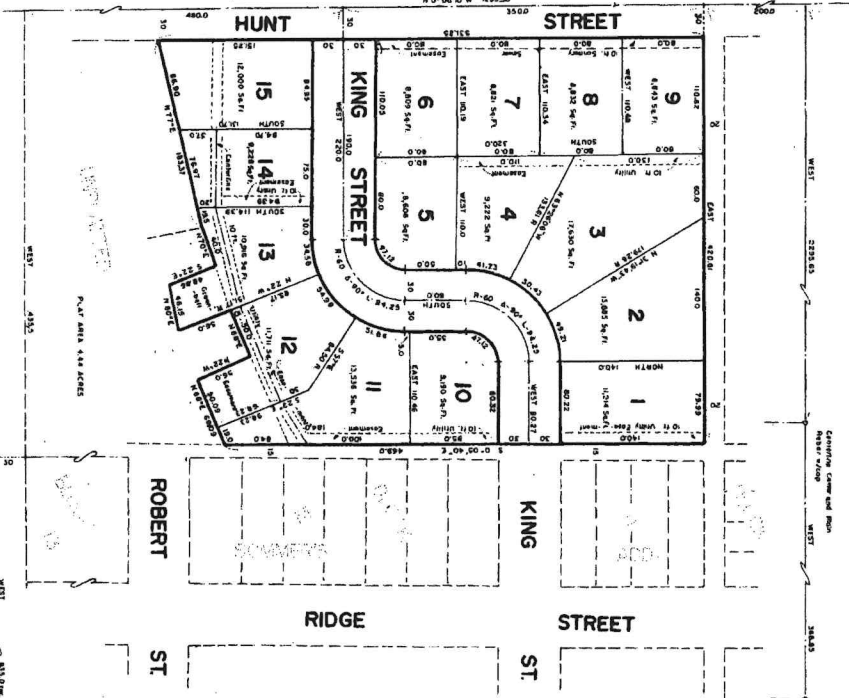
City Council

ACKNOWLEDGEMENT

I, the undersigned, hereby acknowledge the recording of the above described plat in the public records of the State of Washington.

Accepted and approved this 21st day of _____ 1996

City Council



SCALE: 1" = 50' (Horizontal, Vertical, and Lat. Curves)
 0 25 50 100 150 200

AUDITOR'S CERTIFICATE

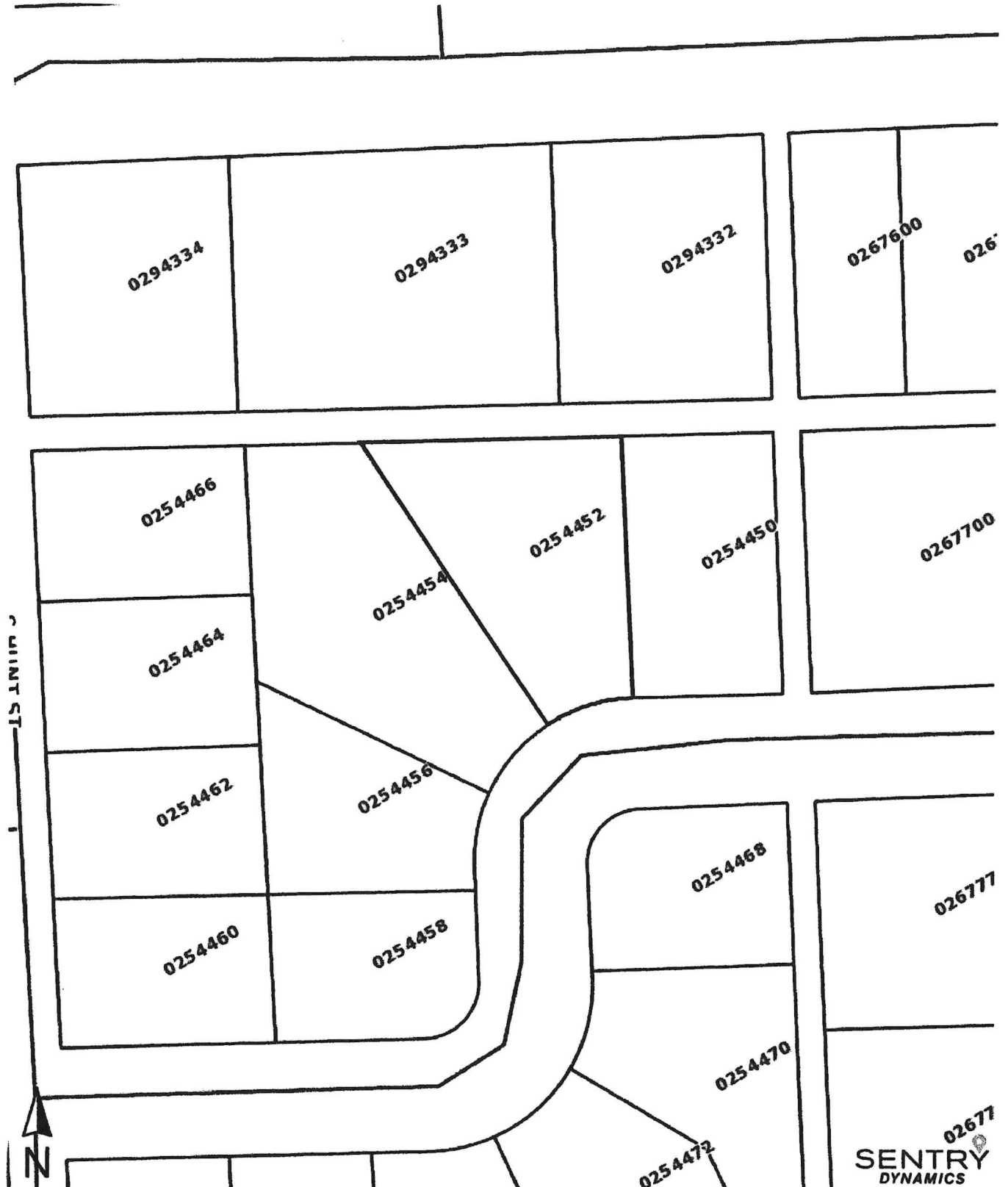
I have examined the above described plat and find it to be a true and correct copy of the original survey and that the same is in accordance with the laws of the State of Washington.

Accepted and approved this 21st day of _____ 1996

City Council

Accepted and approved this 21st day of _____ 1996

City Council




STEVENS COUNTY
 TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.