

PEND OREILLE ESTATES

PR 60

1. There is hereby created the "Pend Oreille Estates Association", membership in which shall consist of the dedicators and the owners of all lots within this subdivision, with each individual owner having a full voice and vote in the business of said Association. The dedicators hereby delegate to said Association the right to adopt such form of organization and rules as the members shall determine by majority vote, the Association is hereby granted the power to advance the interests of the Association and such reasonable regulation as may hereafter be required by Pend Oreille County and/or Washington State regulatory authorities. The Association is hereby granted the power to upgrade within the subdivision to meet the minimum county road standards of Pend Oreille County, Washington, and the Association shall have the power after the roads have been brought to county road standards to petition the Board of County Commissioners of Pend Oreille County, Washington to accept said roads as part of the county road system.

2. All tracts in this subdivision shall be for residential purposes, no commercial activity shall be allowed.

3. Grantor reserves such easements as may be necessary over and along each lot for all public utilities.

4. All buildings shall be constructed according to provisions of the current uniform building code.

5. Any structure placed on any tract shall be completed as to exterior finish including painting within 24 months of date of commencement and shall be kept in sound repair. Any permanent residential structure shall have a minimum square footage of 800 square feet not including garage, open porches, carports and the like.

6. Not more than three campers, trailers, or similar recreational use units may occupy the tract at any one time for a period of more than 48 hours in one week.

7. No camper, trailer, building, etc. shall be set closer than 25 feet to any property line.

8. Fences: said property shall never be enclosed or fenced by any structure exceeding 6 feet in height.

9. All facilities for sewage disposal and water supply systems for potable use shall be constructed and operated in a sanitary manner acceptable to the county health officer. Trailer homes shall be self-contained or have acceptable facilities for sewage disposal and water supply.

PEND OREILLE ESTATES--continued

10. No dwelling shall be established on a lot or tract prior to the approval of a domestic water source acceptable to the Pend Oreille County Health Department.

11. No dwelling shall be established on a lot or tract prior to the approval of a sewerage disposal method acceptable to the Pend Oreille County Health Department.

12. No trash or other unsightly material shall be placed or kept on any tract.

13. Animals: no animal, livestock or poultry of any kind shall be raised, bred or kept on any lot or in the common area except that dogs, cats, horses or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes. No animal shall be left unattended.

Any animal kept on any tract shall be housed and handled in a clean, orderly fashion, allowing no animal wastes or feed to become unsightly, or create an obnoxious odor. No pets or other animals shall be kept that habitually make loud and disturbing noises.

14. No noxious or offensive activity shall be carried on upon any tract nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighbors or neighborhood.

15. Pend Oreille Estates Association or any member thereof shall have the right to stop the violation of any of the above restrictions and of any of its duly adopted rules and regulations by injunction or other lawful procedure, and to recover any damages resulting from such violations.