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PROTECTIVE COVENANTS - MANOR HAVEN

Each purchaser accepting a contract or deed for property in Manor Haven, referred to in this agreement, shall be deemed to covenant and agree with all the purchasers of other property therein, and with dedicator, Inland Empire Bible Conference Association, Inc., with respect to his property, as follows:

A. SIZE, TYPE AND LOCATION OF DWELLING. Each lot in Manor Haven shall be used exclusively as a single residence lot. No structure, including any fence, shall be erected, placed or altered on any lot until the building plans, specifications and map showing locations of structures, have been approved in writing as to conformity and harmony of external design with existing or proposed structures in the subdivision by dedicator, its successors in interest, or its designated representative, nor shall any trees be removed without such approval.

Purchaser agrees that construction of a residence shall meet the following completion schedule:

- (1) Completion of exterior within 9 months of beginning of construction;
- (2) Completion of interior within 24 months of occupation; and
- (3) Completion of any detached auxiliary or service building, fence or other secondary construction within 3 months.

The minimum ground floor areas of main residence structures shall be as follows:

- Lots 1 - 25, inclusive, in Block 1, and Lots 1 and 2, in Block 2, 1200 square feet;
- Lots 3 - 10, inclusive, in Block 2; Lots 1 - 8, inclusive, and Lots 16 and 17 in Block 3; Lots 1 - 9, inclusive in Block 4, 1050 square feet;
- Lots 9 - 15, inclusive, in Block 3 and Lots 10 - 18, inclusive, in Block 4, 900 square feet;
- Lots 1 - 15, inclusive, in Block 5, and Lots 1 - 18, inclusive, in Block 6, 700 square feet.

Dedicator's Board of Trustees may permit trailers on Blocks 5 and 6 of design and appearance to be approved by it.

No building shall be erected nearer than 25 feet from the lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet from any interior lot line, except that no side yard shall be required by a garage, or other permanent accessory building, located 10 feet or more from the main building set back line.

No building shall be located on any interior lot line nearer than 10 feet to the rear lot line.

In computing set-back and location lines, the eaves, steps and open porches shall be considered as part of the building.

In addition to the provisions hereof, the purchaser, his successors and assigns, shall always comply with appropriate F. H. A. standards and the requirements of the County Planning Commission.

B. IMPROVEMENTS AND SERVICES: The Board of Trustees of dedicator may make reasonable provision for the improvement of streets and for sidewalks, water supply, sewers, fire protection and other necessary services, the cost to be assessed against the several lots in such reasonable amounts as the Board shall determine, except original installation of water and the grading and graveling of streets, which shall be at dedicator's expense.

C. ACTIVITIES AND STANDARDS: It is understood that Manor Haven has been platted and established for the purpose of maintaining an evangelical Protestant community. The conduct of every person thereon shall be in furtherance of such purpose. Particularly, no intoxicating liquors shall be kept, sold, given away, or used as beverages. Gambling and dancing are prohibited. Householders will be expected to conform to a standard of Lord's Day deportment which would exclude construction or maintenance of buildings or grounds, except for emergencies involving matters of health or safety.

The Conference may make other reasonable rules and regulations for the government of the community, which all will observe.

No business shall be conducted within the plat except by written consent of the Board of Trustees, and no birds or animals, except household pets, may be kept.

The covenants and restrictions herein expressed shall run with the land and inure to the benefit of and be binding upon all purchasers and their successors in interest.

If any person or persons shall violate or attempt to violate any of such covenants or restrictions, it shall be lawful for any other person or persons owning any other lot or lots in the plat, or the dedicator or its successor, to prosecute any proceeding at law or in equity to prevent or terminate such violation, or to recover damages. In any such proceeding any person found to have violated, or attempted to violate, any of such covenants or restrictions, shall pay reasonable attorney's fees in addition to the costs and disbursements provided by statute.

Any of the covenants herein contained may be modified or revoked by the dedicator upon the vote of two-thirds of the members at any meeting duly called for that purpose, and upon the filing of a certificate thereof.

Dated the 23 day of July, 1958.



INLAND EMPIRE BIBLE CONFERENCE ASSOCIATION, INC.

By O. Martin Olsen Chairman

By Norman E. Mills Secretary

STATE OF WASHINGTON)
County of Spokane) ss.

On this 25 day of July, A. D. 1958, before me, a Notary Public in and for the above named County and State, personally appeared O. Martin Olsen and Norman E. Mills, to me known to be the Chairman and Secretary respectively of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that he was authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



F. W. Hansen
Notary Public for the State of Washington,
residing at Spokane

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REQUEST OF Harry J. Ravenport
FRANK J. GLOVER, SPOKANE COUNTY AUDITOR