

DECLARATION OF RESTRICTIVE COVENANTS
FOR LAKESHORE TERRACE PLAT & LAKESHORE TERRACE
SHORT PLATS 78-112; '78-135; 78-136

This Declaration is made this 28 day of OCTOBER.

1980 by C. Conrad Cox and Valerie Cox, husband and wife, affecting and encumbering the following described property:

Lots 1-8, Block 1 and Lots 1-11, Block 2, Lake-shore Terrace, situated in Section 34, Township 24 North, Range 41 E.W.M., Spokane County, Washington; and Lots A,B,C,d Short Plat 78112; Lots A,B,C,D Short Plat 78-136; Lots A,B,C,D Short Plat 78-137 situated in Section 34, Township 24 North, Range 41 E.W.M., Spokane County, Washington.

- A. Agreement. Each purchaser accepting a contract or deed for property in the above development, shall be deemed to covenant and agree with all the purchasers of other property therein and with developer with respect to his property, subject to the following restrictions and conditions:
- B. Building Regulations. Each lot or parcel shall be used exclusively as a single residence lot. No structure, including any fence, shall be erected, placed or altered on any lot until 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 developer, his successors in interest, or its designated representative, nor shall any trees be removed without such approval.
- C. Building Time Schedule. Purchaser agrees that construction of a residence shall meet the following completion schedule:
  - (1) Completion of exterior within 12 months of beginning of construction of any unit of a dwelling.
  - (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 9 months.
- D. Minimum Ground Floor Areas. Purchaser agrees that ground floor shall be at least 1200 square feet.

- E. Mobile Homes or Cabins. No mobile home or cabins shall be allowed within the development.
- F. Location of Residence.
  - (1) Front Yard not less than 25 feet from front street line.
  - (2) Side Yard not less than 5 feet from side alley line; or not less than 10 feet from side lot line in the absence of an alley; or not less than 15 feet from side street line.
  - (3) Rear Yard not less than 25 feet from rear lot line.
- G. Location of Accessory Buildings.
  - (1) Front Yard. not less than 25 feet from front street line.
  - (2) Side Yard not less than 5 feet from lot line. No side yard is required from 70 feet and over from front street line. Or not less than 20 feet from side street line.
  - (3) Rear Yard no requirements.
- H. Improvements and Services. The developer 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 the developer's expense. Lot owner shall not object to formation of any local improvement destrict levied against the property for the purpose of a community sewer system shall be complied with.
- I. Access to Beach. All lot owners shall have access to Clear Lake community beach area owned by Clear Lake Homeowners Association. Lot owners are members of Clear Lake Homeowners Association and shall comply with the By-Laws, and shall pay the yearly annual assessment of the Association.

J. It is understood that all property owners shall be subject to their respective plat conditions and restrictions of record.

K. Building Height. All structures are subject to a 25 foot height limit measured from peak of roof to existing median grade.

In witness whereof, the owners have caused and authorized this Declaration to be executed this 28% day of October 1980.

C. CONRAD COX

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STATE OF WASHINGTON )

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County of

On this day personally appeared before me C. Conrad Cox and Valerie Cox, husband and wife, to me known to be the individuals described in and who executed the within and foregoing 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 1814 day of

FILED OR RECORDED!

REQUEST OF Vovosa Voermen

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SOOK

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MINOR .

W. 1309 Dean, 99201