

1980

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

This Declaration is made this 28<sup>th</sup> 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, Wash-  
ington; 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.

<sup>517 78-136</sup>  
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, sub-  
ject to the following restrictions and conditions:

B. Building Regulations. Each lot or parcel shall be used  
exclusively as a single residence lot. No structure, in-  
cluding 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 construc-  
tion 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 occupa-  
tion; 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 district 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.

