



# Hanson Harbor

336167

WILBUR, WASHINGTON 99185

Phone: Wilbur: ME 7-5741  
Home: ME 7-5700

## SCHEDULE "A"

### HANSON HARBOR SUBDIVISION I

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until December 31, 1967, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or recover costs and damages, which shall include reasonable attorneys fees as a part of costs.

3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

4. ARCHITECTURAL COMMITTEE: The architectural control committee is composed of:

Donald J. Kramer  
Address: Wilbur, Washington

Ellarene Hanson  
Address: Wilbur, Washington

*M. G. Geib*  
~~Edward A. Damm~~  
Address: Wilbur, Washington

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of the majority of the lots shall have power, through duly recorded written instrument, to change the membership of the committee, or to withdraw to the committee any of its powers and duties.

5. No commercial enterprise shall ever be operated on any lot or lots of this addition, provided, however, this shall not prevent the private renting of dwellings upon any lot. No lot shall be used for more than one single family dwelling, provided however, this shall not preclude a guest house and appropriate storage and garage facilities.



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6. No trailer, usable as a residence, shall be allowed upon any lot except with the prior approval of the architectural committee and then only during and pending completion of a permanent residential structure and for a period longer than sixty (60) days, with approval of the Architectural Committee, said time may be extended for additional specific periods of time necessary to complete the permanent residence structure, but in no event for a total period in excess of six months.

7. No building shall be erected on any lot until the design and location thereof have been approved in writing by the Architectural Committee. However, in the event such committee fails to approve or disapprove such design or location within thirty (30) days, then such approval shall not be required, provided the design and location on the lot conform to and are in harmony with the existing structures in the addition.

8. All structures shall be completed as to external appearance within one (1) year of commencement of construction.

9. No trees shall be removed from each lot, other than such as may be necessary for the placement of structures and locating of roads, without the permission of the Architectural Committee.

10. No noxious or offensive activities or nuisances of any nature shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

11. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. Horses can be brought on the lots on a casual basis for recreational purposes but shall not be kept or pastured on lots on any sustaining basis.

12. Each lot owner shall keep all refuse, garbage, ashes and wastes (excepting sewage) in metal or plastic containers, and regularly move the same from the lot and place in such garbage and sanitary fills as are designated by the Lincoln County Health authorities. If a lot owner does not police his lot and leaves such material or debris on the lot the same may be removed and the cost thereof and reasonable attorney fees for collection thereof from the lot owners.

13. A water system will be made available by the developer in the road adjacent to each lot, and will, upon request of the lot owner, tap on and extend the water line to the lot line, at no expense to the lot owner; provided, however, that after one (1) year from the date of the sale of said lot by the developer, the developer, or the owner of the water system, may tap on and extend the line to



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the lot line with or without the request of the lot owner. From such time as the water is delivered to the owners' property by said hook-up, the owner thereof agrees to pay a quarterly use charge based solely on the pro-rate maintenance and operation costs of the water system, said charges to be established by the Washington State Public Service Commission.

Dated this twelfth day of July, 1967.

HANSON HARBOR, INC.

BY: Frank W. Hanson  
Frank W. Hanson, President

Frank W. Hanson  
Frank W. Hanson

BY: Ellarene Hanson  
Ellarene Hanson, Secretary

Ellarene Hanson  
Ellarene Hanson

FILED ✓  
INDEXED ✓  
COMPARED ✓  
PAGED

FILED FOR RECORD Sept 9  
19 75 at 3:22 clock PM  
request of Lincoln Nat'l Title  
LARRY LINDBLOOM  
Lincoln County Auditor  
By C.B. Smith Deputy