

File #226011

COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF TIMBERLAKE NO. 2, SECTIONS 17 AND 18, TWP, 20 N.R. 2W, WM. MASON COUNTY, WASHINGTON.

TIMBERLAKE, Inc., a Washington Corporation, in order to provide for the uniform development of that certain real estate described as TIMBERLAKE No. 2, do hereby set out covenants, conditions, restrictions and reservations, which shall be applicable to the above-described land.

1. All lots and improvements shall be used for residential purposes and uses incidental thereto only. No tenancy by a third person shall relieve the owner from full responsibility for performance of these covenants and the payment of monthly charges hereinafter mentioned.
2. No lot shall be further divided where the resultant lots shall be less than 7,000 square feet in area, and no structures shall be permitted on any lot except single-family dwellings.
3. On any waterfront lots there shall be a minimum of 50 feet between any structure and the lake shore. No docks or floats with walkways shall extend more than 30 feet into the lake, except that on Lots 28 through 35, inclusive, there shall be no docks or floats of any kind whatsoever extending from the shore line. No earth or gravel fills shall extend beyond the existing shore line.
4. No fences, hedges, or boundary walls shall be planted or constructed more than six (6) feet in height so as to obstruct the view of any lot owner toward the lake, and all residences shall be so located with the approval of the grantor or of the Control Committee so as to interfere as little as possible with such view.
5. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements and standards of the Thurston-Mason County Health District and approval of such system as installed shall be obtained from such authority.
6. Sewage systems will be located a minimum of 100 feet back from the lake high water line or as otherwise approved by Thurston-Mason County Health Department.
7. 1000 gallon, 2 compartment septic tanks, with a minimum of 100 linear feet of drainfield will be required for all waterfront lots.
8. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that cats, dogs or other household pets may be kept, but not for any commercial purpose. Household pets shall not be allowed to become an annoyance or nuisance to the neighborhood.
9. A State Health Department approved water system will be installed for the use and benefit of said properties when 75% of the individual lots or tracts are sold.

File #226011

10. The anticipated water rates, future ownership and maintenance responsibility will be under the control and jurisdiction of Timberlake Community Club, Inc., a Washington non-profit corporation, which corporation will be the owner of said water system, and to which corporation each lot owner is a member.

11. There will be certain designated properties to be called "common" properties for the use and benefit of all of the lot owners within the above-mentioned plat and for the use and benefit of other owners of property to be developed adjacent to the above-mentioned plat, all of which common properties, together with the water system will be owned by Timberlake Community Club, Inc., a Washington non-profit corporation, and the said common property shall be under their jurisdiction as to the use and enjoyment thereof, together with the maintenance and repair.

12. No power or outboard motor boats shall be permitted on the lake at any time, which lake is designated as Lot 1 of Timberlake No. 1 and Lot 1 of Timberlake No. 2.

13. All lot owners shall have year-round fishing privileges, but catch limits shall be in accordance with the laws of the State of Washington.

14. No hunting shall be permitted in the area at any time.

15. The grantor reserves to itself and to its successors an easement of five feet on side and rear lot lines and a ten foot easement on front lot lines, of all lots within said plat, for construction, drainage and utilities. In addition, all lots abutting Lot 1 (Little Timberlake) are subject to an easement ten feet in width parallel with, adjacent to and upland from the lot line of ordinary high water of said Lot 1, which said easement shall be for the purpose of installation and maintenance of utilities. In performing any work on said easements for the installation and/or maintenance of utilities, the grantors, successors and assigns, or agents, shall not be liable for damage to any improvements on or over said easement areas except as to other utilities previously installed therein.

16. All roads as delineated on the face of the plat pursuant to the dedication thereof have been dedicated to the public, more specifically as set out in the dedication of said plat on file at the office of the County Auditor of said county, or its successor shall have the right to make all necessary slopes or cuts and fills upon any of the lots or tracts shown on the plat and the reasonable original grading of all of the streets or roads shown thereon. Said county also has the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are originally graded.

17. Any structure built on any lot shall be completed to the extent of completion and painting of the exterior walls and roof, including windows and exterior doors within one year of the commencement of construction. No structure of a temporary character shall be used as dwellings, such as trailers, basements, tents, shacks, garages, or other outbuildings except during the period of construction. All dwellings shall have a minimum floor area of 600 square feet.

18. The grantor reserves to itself and to its successors all oil, gas and mineral rights in the area.

19. These covenants and each and every part thereof shall run with the land and shall be binding upon all parties and all persons claiming under them, and owning or having any interest in any of the above-described lands.

20. Enforcement of these covenants shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant, either to restrain such violation or to recover damages therefor, and may be brought by any lot owner damaged.

