

ASHBURN'S SUBDIVISION

The following Protective Covenants and Restrictions recorded December 13, 1955, under auditor's file No. 555137, shall apply to Ashburn's Subdivision, situated in Thurston County, State of Washington, as follows:

These declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said Addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform and suitable in architectural design and use as herein specified:

- (1) Said covenants, conditions, restrictions and reservations shall be perpetual and shall apply to and be forever binding upon the grantees, their heirs, executors, administrators and assigns, and are imposed upon said realty as an obligation or charge against the same for the benefit of the grantors herein named, their successors and assigns; and as a general plan for the benefit of said Addition.
- (2) The buildings to be erected on said premises shall be first-class dwelling houses designed for the use of one family only and not more than one dwelling house shall be built or erected on each lot.
- (3) No building to be used as a residence shall ever be erected or placed on any lot in said plat, the original cost of which shall be less than \$15,000.00 based upon costs levels as of the date these Restrictions are recorded. Said minimum cost shall include cost of residence property only and shall not include outbuildings, walks, fences, or other improvements.
- (4) No garage or outbuilding shall be erected or placed within 50 feet of any street line unless directly connected with a dwelling house.
- (5) Until such times as public mains for sewage disposal are available, disposal shall be by means of individual septic tanks, of such type construction and location on the lot as to be in accordance with regulations of the County and State Health Departments. No cesspools or outside toilets will be permitted.
- (6) No billboards or advertising signs shall be erected or maintained on the premises except "For Sale" or "To Rent" signs.
- (7) No animals, livestock, rabbits, 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 purposes.
- (8) Said premises or any buildings erected or placed thereon shall not at any time be used for the purpose of any trade, bus or manufacture.



Order Title Insurance Through
Chicago Title Insurance Company
Olympia (360) 456-7878

E X H I B I T A

Restrictions made by E. W. Ashburn and wife in instrument dated October 9, 1956, filed October 18, 1956 and recorded under File No. 577239, applicable to ASHBURN SUBDIVISION NO. 2 as recorded in Vol. 12 of Plats, page 74.

1. The covenants, conditions, restrictions and reservations shall be perpetual and shall apply to and be forever binding upon the grantees, their heirs, executors, administrators and assigns, and are imposed upon said realty as an obligation or charge against the same for the benefit of the grantors herein named, their successors and assigns; and as a general plan for the benefit of said addition or plat.

2. The buildings to be erected on said premises shall be first-class dwelling houses designed for the use of one family only and not more than one dwelling house shall be built or erected on each lot.

3. No building to be used as a residence shall ever be erected or placed on any lot in said plat which shall be less than 1200 square feet in area and said minimum area shall not include the garage or any other outbuilding. All dwellings shall be erected not nearer than twenty-five feet to the front street line of the lot.

4. No garage or outbuilding shall be erected or placed within 50 feet of any street line unless directly connected with a dwelling house.

5. Until such times as public mains for sewage disposal are available, disposal shall be by means of individual septic tanks, of such type construction and location on the lot as to be in accordance with regulations of County and State Health Departments. No cesspools or outside toilets will be permitted.

6. No billboards or advertising signs shall be erected or maintained on the premises except "For Sale" or "To Rent" signs.

7. No animals, livestock, rabbits, 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.

8. Said premises or any buildings erected or placed thereon shall not at any time be used for the purpose of any trade, business or manufacture.

RECORDED
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NOV 25 9 44 AM '56

W. Ashburn
W. Ashburn
W. Ashburn



STATE OF WASHINGTON
County of Thurston ⁵⁵

On this day personally appeared before me Clyde J. Farnham and
Lillian G. Farnham; Harry M. Stokker Jr. and Janice A. Stokker;
Leiland L. Layton and Luene C. Layton; Fred F. Gould, Jr. and
Shirley B. Gould

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 23rd day of May, 1961.



Robert C. Grund
Notary Public in and for the State of
Washington, residing at Olympia.

STATE OF WASHINGTON
County of Thurston ⁵⁵

On this day personally appeared before me Victor C. Johnson and
Muriel C. Johnson; Arthur J. Chase and Joan Marie Chase;
Conrad B. Howard and Wanda R. Howard; Edward W. Ashburn
and Laura Ren Ashburn; Ole L. Anderson and Naomi V. Anderson

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 23rd day of May, 1961.



Robert C. Grund
Notary Public in and for the State of
Washington, residing at Olympia.

STATE OF WASHINGTON
County of Thurston

*Marion E. ...
Cecil ...
Ruth ...*

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 23rd day of May, 1961.



Robert C. Freund
Notary Public in and for the State of Washington, residing at Olympia.

STATE OF WASHINGTON
County of Thurston

On this day personally appeared before me Ralph W. Larson and
James L. Larson; Harold L. Everson and Mildred E.
Everson; Kenneth H. Gehman and Eleanor J. Gehman;
Harold C. Slater and Marion J. Slater.

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 23rd day of May, 1961.



Robert C. Freund
Notary Public in and for the State of Washington, residing at Olympia.