

LAKE LAWRENCE COMMUNITY CLUB

Protective Covenants

In order to preserve the natural beauty of Lake Lawrence West and to provide for the control of structures to be erected thereon, improvements to be made thereon, and the use thereof in general, the following restrictions are hereby declared to be covenants running with the land and binding upon future owners and lessees, their heirs, successors and assigns, and subject to which covenants the following described property shall be owned, held, used, occupied and developed:

The Plat of Lake Lawrence West Unit 3, Thurston County, Washington.

And said restrictions and covenants are as follows:

1.

All lots and improvements shall be used for residential purposes only.

2.

No lot shall be further divided and no structures shall be permitted on any lot except one single-family dwelling.

3.

No fences, hedges or boundary walls shall be planted or constructed more than six feet in height and in areas where, in the opinion of the Control Committee, such fences, hedges, boundary walls or plantings would interfere with the view of adjacent lots in said plat they may be limited to a lesser height as specified by the Control Committee. Plans for all fences, hedges, boundary walls and tree plantings shall be submitted to the Control Committee for approval prior to planting or construction provided that if the Control Committee fails to give notice within 30 days following submission of the plan, the plan shall be deemed acceptable, and no residence shall be located closer than 15 feet to any property line except with the prior approval of said Control Committee.

4.

No individual sewage disposal system will be permitted on any lot unless such system is designed, located and constructed in accordance with the legal regulations, laws and ordinances of Thurston County and the State of Washington. On waterfront lots no drainfield or other potential source of pollution shall be constructed or maintained in the area between the water and the drainfield setback line.

5.

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.

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 debris, old cars or machinery, or lumber and building materials shall be stored on any lot except that supplies and machinery currently being used in the construction of an approved dwelling may be stored in a neat and workmanlike manner during construction of said dwelling. All building materials and debris shall be cleaned up and removed from the lot within 30 days following the completion of a dwelling. No lot shall be kept in a condition that, in the opinion of the Control Committee, constitutes an annoyance or nuisance to the neighborhood or detracts from the general appearance of the area.

6.

Water will be made available in street water mains in streets adjacent to all lots and will be available to each lot at the regular established rates. The water system will be owned and operated by **W.A. Water Serv. Co.** State laws governing water systems will be complied with relative to potable domestic supply.

7.

Any structure built on any lot in the subdivision must be approved by the Control Committee prior to commencement of construction and must contain a minimum of 600 square feet on the first floor. In connection with approval by the Control Committee a simple preliminary structure plan showing the overall dimensions and front elevation (with respect to structures) together with location on the lot and proposed exterior color scheme shall be submitted to the Control Committee for approval or disapproval.

No construction or installation shall be permitted prior to the approval of the Control Committee, provided that if the Control Committee fails to give notice within 30 days following submission of the plan, the plan shall be deemed acceptable.

No tents, campers, trailers, outbuildings or other device shall be used as a permanent dwelling. The exterior of any dwelling must be completed within one year from the commencement of construction.

8.

Green belts and common areas will be dedicated to the Lake Lawrence Community Club. The Lake Lawrence Community Club shall regulate, administer and control all common and park areas and no cutting of timber or removing of brush in such areas shall be permitted except with the prior approval in writing of the Control Committee of the Lake Lawrence Community Club.

9.

The use of firearms within said plat is prohibited.

10.

Travel trailers or campers may be used for limited vacations and holidays but shall not be permanently placed on the lots, except for limited periods with specific written authorization from the Control Committee.

11.

Lot clearing shall be limited to one-third (1/3) of the total lot area per year unless the area is immediately revegetated or built upon.

12.

No signs of any nature shall be allowed on lots in said subdivision without prior approval of the Control Committee.

13.

No mobile homes shall be allowed on any lot within Unit 3 of Lake Lawrence West.

14.

Any multiple story dwelling must receive Control Committee approval prior to construction.

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 having any interest in any of the above described lands for a period of twenty-five (25) years from the date of these covenants, after which time these covenants shall automatically be extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners and contract purchasers of the lots is recorded, agreeing to modify or revoke these covenants in whole or in part.

Enforcement of these covenants shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenants, either to restrain such violation or to recover damages therefor, and may be brought by any owner or contract purchaser damaged or by the **Lake Lawrence Community Club**.

Invalidity of any of these covenants as determined by a court of competent jurisdiction shall in nowise affect any of the other covenants which shall remain in full force and effect.