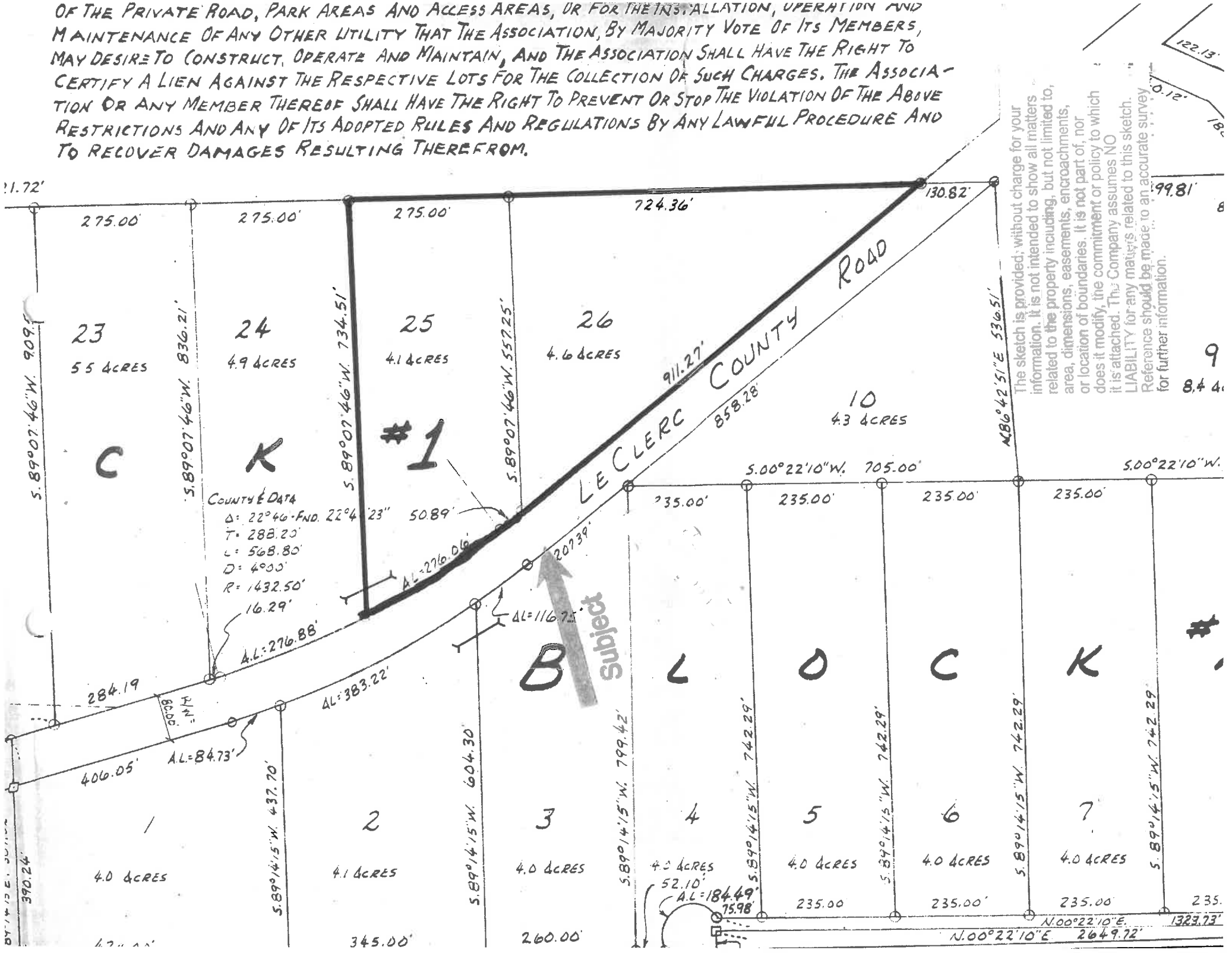
OF THE PRIVATE ROAD, PARK AREAS AND ACCESS AREAS, OR FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ANY OTHER UTILITY THAT THE ASSOCIATION, BY MAJORITY VOTE OF ITS MEMBERS, MAY DESIRE TO CONSTRUCT, OPERATE AND MAINTAIN, AND THE ASSOCIATION SHALL HAVE THE RIGHT TO CERTIFY A LIEN AGAINST THE RESPECTIVE LOTS FOR THE COLLECTION OF SUCH CHARGES. THE ASSOCIATION OR ANY MEMBER THEREOF SHALL HAVE THE RIGHT TO PREVENT OR STOP THE VIOLATION OF THE ABOVE RESTRICTIONS AND ANY OF ITS ADOPTED RULES AND REGULATIONS BY ANY LAWFUL PROCEDURE AND TO RECOVER DAMAGES RESULTING THEREFROM.



05° W 3120.62' LeClerc County Road

Pend Oreille County Assessor

I Hereby Certify That This Plat Was Submitted To Me For The Purpose Of Assignment Of Parcel, Tract, Block And Lot Numbers, Which I Have Assigned As Indicated And That The Number Of This Plat Shall Be No ____ Of This County.

Dated This 22nd Day Of May 1973 A.D.

Assessor, Pend Oreille County, Washington

Dedication

Know All Men By These Presents, That We The Undersigned, L.B. Franco & Margret Franco, His Wife, Alvin E. Kelly & Virginia Kelly, His Wife, John C. Lindahl & Romona Lindahl, His Wife, Owners Fee And Simple Of The Land Hereby Platted In Accordance With The County Ordinance No. 124, Hereby Declare This Plat And Dedicate To The Use Of The Public Forever All Streets, Places, And Sewer, Water, And Electric Utility Easements Or Whatever Public Property There Is Shown On This Plat And The Use Thereof For And All Public Purposes, Also The Right To Make All Necessary Slopes For Cuts And Fills Upon The Lots, Blocks, Tracts, Etc. Shown On This Plat In The Reasonable Original Grading Of All Streets Shown Hereon. No Roads Or Streets Will Be Accepted By The Board As Part Of The County Road System For Maintenance Or Other Work Until It Has Been Constructed By The Property Owners To The Minimum County Road Standards Of Pend Oreille County, Washington. This Plat To Be Known As " RIVERVIEW TRACTS " Being All In SE¼ & SE¼, NW¼ & W½ NE¼ Of Sec 2 T.35N R.43E.W.M. And The W½ E½, The SE¼ NW¼ & Govt. Lot 1 Of Sec. 35, T.36N. R.43E.W.M. More Particularly Described As Follows: Beginning At The S.E. Section Corner Of Section 2, T.35N. R.43E.W.M. Thence S.89°54'15"W. Along The South Section Line Of Said Section 2 A Dist. Of 2662.34 Feet To The S.¼ Corner Of Said Section 2, Thence N.0°22'10"E. A Dist. Of 2649.72 Feet; Thence S.89°14'15"W. A Dist. Of 40.00 Feet, To A Curve To The Right Having A Radius Of 60.00 Feet And An Arc Dist. Of 129.67 Feet, The Chord Being N.2°12'43"E. A Dist. Of 105.86 Feet To The North-South Center Section Line Of Said Section 2, Thence N.0°23'16"W. Along Said Center Sec. Line A Dist Of 1131.10 Feet; Thence N.89°14'15"E. A Dist. Of 390.24 Feet, To The Easterly Right Of Way Line Of LeClerc County Road; Thence N.15° 29'14"W. Along Said Right Of Way A Dist. Of 1169.29 Feet To A Curve To The Right Having A Radius Of 1870.00 Feet, A Dist. Of 468.23 Feet & Δ=16°21', The Chord Being N.8°17'40"W. A Dist. Of 467.00 Feet. (Arc Intersecting The Section Line Between Section 2 And Section 35; 278.17 Feet N.11°12'36"W. From Beginning Of Curve); Thence N.1°06'05"W Along Said Right Of Way Line A Dist. Of 3120.62 Feet To A Curve Having A Radius Of 2332.00 Feet, A Dist. Of 298.93 Feet & Δ=7°20'40", The Chord Being N.4°46'25"W. A Dist. Of 298.73 Feet; Thence N.8°33'15"E. Radially Along Said Right Of Way A Dist Of 30.00 Feet To A Curve To The Left Having A Radius Of 2362.00 Feet, A Dist. 180.35 Feet & Δ=4°22'29", The Chord Being N.10°37'39"W. A Distance Of 180.31 Feet; Thence S.77°10'46"W. -Continued Above Right-

Radially Along Said Right Of Way Line A Dist. Of 10.00 Feet To A Curve To The Left Having A Radius Of 2352.00 Feet, A Dist. 153.93 Feet & Δ=3°44'59", The Chord Being N.14°41'44"W. A Dist. Of 153.89 Feet; Thence S.73° 25'49"W. Radially Along Said Right Of Way Line A Dist. Of 20.00 Feet To A Curve To The Left Having A Radius Of 2332.00 Feet, A Dist. 481.89 Feet & Δ=11°50'58", The Chord Being N.22°29'58"W. A Dist. Of 481.03 Feet; Thence N.28°25'05"W. Along Said Right Of Way Line A Dist. Of 426.00 Feet; Thence N.61°34'55"E. Along Said Right Of Way Line A Dist. Of 40.00 Feet; Thence N.28°25'05"W. Along Said Right Of Way Line A Dist. Of 605.02 Feet To Its Intersection With The North Section Line Of Said Section 35; Thence N.89°21'07"E Along Said Section Line A Dist. Of 1938.90 Feet, To The NE Corn. Of The NW¼ Of The NE Of Said Section 35; Thence S.1°40'13"E. Along The East Line Of The W½ Of The E½ Of Said Section 35 A Dist. Of 5304.54 Feet To The S.E. Corner Of The S.W.¼ Of The S.E.¼ Of Said Section 35; Thence S.89°07'46"W. Along The South Section Line Of Said Section 35 A Dist. Of 5304.54 Feet To Its Intersection With The Easterly Right Of Way Line Of Said County Road Being A Curve To The Left Having A Radius Of 1870.00 Feet, A 278.4 Feet & Δ=8°33'16", The Cord Being S.11°12'36"E. A Dist. Of 278.17 Feet, Thence S.15°29'14" Along Said Right Of Way Line A Dist. Of 399.25; Thence N.89°07'46"E. A Dist. Of 1129.63 Feet To The East Line Of The W½ Of The E½ Of Said Section 2; Thence Along Said Line S.0°31'44"E. A Dist. Of 3321.72 Feet To The Center Of The South East ¼ Of Said Section 2; Thence N.89°42'14"E. Along The East West ¼ Line Of Said ¼ A Dist. Of 1327.90 Feet To The East Section Line Of Said Section 2; Thence S.0°40'06"E. Along Said Section Line A Dist. Of 1329.45 Feet To The Point Of Beginning, Less County Road Right Of Way And Subject To Existing Private Road Easements. Said Parcel Of Land Containing Approximately 34.12 Acres. The Following Covenants And Restrictions Shall Be Binding On The Certifiers, Their Heirs, Successors And Assigns, And Purchasers Of Lots In This Subdivision Their Heirs, Successors And Assigns. Covenants Continued On Sheet 2 Of 2.

In Witness Whereof We Have Set Our Hands And Seal This 18th Day Of May 1973 A.D.

Alvin E. Kelly L.B. Franco John C. Lindahl

Virginia T. Kelly Margaret J. Franco Romona Lindahl

Acknowledgement

This Is To Certify That On This 18th Day Of May 1973 A.D. Before Me The Undersigned Notary Public In And For The State Of Washington, Duly Commissioned, Personally Appeared Alvin E. Kelly And Virginia T. Kelly, His Wife; L.B. Franco And Margaret J. Franco, His Wife; John C. Lindahl And Romona Lindahl, His Wife; Known To Me To Be The Persons Who Executed The Within And Foregoing Instrument, Acknowledged The Said Instrument To Be A Free And Voluntary Act And Deed Of Said Persons For The Uses And Purposes Therein Mentioned.

Witness My Hand And Official Seal The Day And Year Above Written.

Notary Public In And For The State Of Washington, Residing At Usk

COVENANTS (CONTINUED

1. ALL FACILITIES FOR SEWAGE DISPOSAL AND WATER SYSTEMS FOR POTABLE USE SHALL BE CONSTRUCTED AND OPERATED IN A SANITARY MANNER ACCEPTABLE TO THE COUNTY HEALTH OFFICER. TRAILER HOMES SHALL BE SELF CONTAINED OR HAVE ACCEPTABLE FACILITIES FOR SEWAGE AND WATER SUPPLY.
2. NO BUILDING, TRAILER, CAMPER, ETC. SHALL BE CLOSER THAN 50 FEET TO ANY PROPERTY LINES.
3. ALL BUILDINGS SHALL BE CONSTRUCTED ACCORDING TO PROVISIONS OF THE CURRENT UNIFORM BUILDING CODE. CONSTRUCTION OF THE EXTERIOR SHALL BE COMPLETED WITHIN TWO YEARS OF THE START OF CONSTRUCTION.
4. NOT MORE THAN ONE FAMILY RESIDENT UNIT MAY BE PLACED ON ONE TRACT.
5. NOT MORE THAN THREE CAMPERS, TRAILERS OR SIMILAR RECREATIONAL USE UNITS MAY OCCUPY THE TRACT AT ANY ONE TIME FOR A PERIOD OF MORE THAN 48 HOURS IN ANY WEEK.
6. TRACTS AND BUILDINGS SHALL BE MAINTAINED IN A CLEAN AND NEAT CONDITION AND SHALL PRESENT A FAVORABLE APPEARANCE TO PASSERSBY ON ROADS AND PUBLIC WATERS AND TO ADJACENT PROPERTY OWNERS.
7. THESE COVENANTS ARE TO BE RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 2, 1980, AND AUTOMATICALLY EXTEND FOR SUCCESSIVE TEN YEAR PERIODS THEREAFTER UNLESS BY A VOTE OF A MAJORITY OF THE THEN PROPERTY OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE COVENANTS IN WHOLE OR PART.
8. IF THE PARTIES HERETO OR ANY OF THEM OR THEIR ASSIGNS OR THEIR HEIRS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS LISTED HEREIN, THEN ANY OTHER PERSONS OWNING REAL PROPERTY SITUATED IN THIS SUBDIVISION MAY PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT TO RESTRAIN OR PREVENT HIM, OR THEM FROM SO DOING AND TO RECOVER DAMAGES OR OTHER JUST DUES.
9. SHOULD ANY ONE OR MORE OF THESE COVENANTS BE INVALIDATED BY JUDGEMENT OR COURT ORDER, THE REST OF THE PROVISIONS NOT AFFECTED THEREBY SHALL NEVERTHELESS REMAIN IN FORCE AND EFFECT.
10. WE HEREBY CREATE THE RIVER EDGE ESTATES ASSOCIATION WHICH WILL BE FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE RIVER EDGE ESTATES SUBDIVISION AND THE RIVER VIEW TRACTS SUBDIVISION WITH THE OWNER OF EACH INDIVIDUAL LOT OF EACH SUBDIVISION HAVING ONE MEMBERSHIP IN THE ASSOCIATION AND A FULL VOICE AND ONE VOTE IN THE TRANSACTION OF THE BUSINESS OF SAID ASSOCIATION AS LONG AS HE OWNS A LOT. THE ASSOCIATION SHALL HAVE THE RIGHT TO ADOPT RULES AND REGULATIONS FOR THE USE OF THE PRIVATE ROADS, PARKS AND RIVER ACCESS AREAS AS LONG AS THEY ARE NOT IN CONFLICT WITH THE PROVISION OF ANY COUNTY ORDINANCE AND THE ABOVE COVENANTS. THIS ASSOCIATION MAY ADOPT THE FORM OF ORGANIZATION THAT THE MEMBERS DETERMINE BY MAJORITY VOTE AND SHALL HAVE THE POWER TO ASSESS EACH LOT AND THE OWNERS THEREOF AN ANNUAL OR PERIODIC ASSESSMENT OF AN EQUITABLE SHARE OF THE COSTS AND FEES DEEMED NECESSARY BY A MAJORITY VOTE OF THE ASSOCIATION FOR THE MAINTENANCE AND IMPROVEMENT OF THE PRIVATE ROAD, PARK AREAS AND ACCESS AREAS, OR FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ANY OTHER UTILITY THAT THE ASSOCIATION, BY MAJORITY VOTE OF ITS MEMBERS, MAY DESIRE TO CONSTRUCT, OPERATE AND MAINTAIN, AND THE ASSOCIATION SHALL HAVE THE RIGHT TO CERTIFY A LIEN AGAINST THE RESPECTIVE LOTS FOR THE COLLECTION OF SUCH CHARGES. THE ASSOCIATION OR ANY MEMBER THEREOF SHALL HAVE THE RIGHT TO PREVENT OR STOP THE VIOLATION OF THE ABOVE RESTRICTIONS AND ANY OF ITS ADOPTED RULES AND REGULATIONS BY ANY LAWFUL PROCEDURE AND TO RECOVER DAMAGES RESULTING THEREFROM.

