AGRAWA & SMITH, INC., a Washington corporation, and all other local owners
of the following described real property situated in Douglas County, Washington,
woit:

Country Club Addition, according to the recorded plat thereof, as
on file in the office of the Auditor of Douglas County, Washington,
do hereby certify and declare that all covenants, restrictions and reservations
hereinbefore filed for record and/or included in any deed or deeds heretofore is-
 sued, are hereby canceled and held for naught, and that henceforth the following
express covenants, restrictions and reservations shall be the sole covenants,
restrictions and reservations applicable to the above described property.

IT IS ALSO FURTHER EXPRESSLY AGREED by and between, the parties hereto that
the following covenants, restrictions and reservations shall immediately become
effective as of this date, not only as to the present owner of any part or par-
 cellul of the above described property or signatories to this agreement, but also
as against their heirs, executors, administrators, successors and assigns, and
that any covenants hereafter made by any present owner or any part or parcel of
the above described property who is a signatory to this agreement shall contain
the following covenants, restrictions and reservations, to wit:

(1) No race or nationality other than those of the white or Caucasian race
shall use or occupy any dwelling on the premises, except that this covenant
shall not prevent occupancy of domestic servants of a different race or nation-
ality employed by an owner or tenant.

(2) No building shall be erected on any building plot except one detached
single-family dwelling. No building shall be left in an uncompleted condition.
Any such dwelling shall include garage space. No detached garage shall be cre-
ated, permitted or maintained.

(3) No nuisance or offensive or business trade shall be carried on upon
said premises or permitted thereon; nor shall anything be done thereon which may
be or become an annoyance or nuisance to the neighborhood.

(b) Each building site shall be comprised of one or more lots.

(5) No structure shall be moved onto said premises unless it meets with
the approval of the committee hereinafter referred to, or if there is no com-
mittee it shall conform to and be in harmony with similar structures in the tract.

(6) No building shall be erected on said premises until the design and lo-
cation thereof have been approved in writing by a committee appointed by the
subdivider or elected by a majority of the owners of lots in said subdivisions.
However, in the event such a committee is not in existence or fails to approve or
disapprove such design or location within a reasonable time, then such approval
will not be required, provided the ground floor square footage is not less than

(f)
1200 square feet in the case of a one-story structure, and 1600 square feet in
the case of a one-and-one-half-story or two-story structure, and which shall
not exceed 36,000.00, inclusive; dwelling and garage.

(7) No buildings shall be erected on said premises nearer than 25 feet
from the front (street abutting) lot lines, nor nearer than 5 feet to the side
lot lines; and in Block 1 and 2 the front line of buildings erected shall not
be erected farther than 50 feet from the front lot line; Buildings erected on
corner lots shall be set back 50 feet from any abutting street.

(8) No trailer, basement, garage or temporary structure erected on any
lot shall at any time be used as a residence, temporarily or permanently.

(9) No poultry and no animals other than household pets (which shall in-
clude not more than two dogs to one household) shall be kept on any lot or lots.

(10) No outhouse for lavatory or privy purposes shall be erected or main-
tained or placed on any lot or lots; such conveniences must be incorporated
within or as a part of the building to which they pertain.

(11) No fence more than 3½ feet high shall be erected or maintained on
any lot or lots; nor shall any billboard or advertising sign of any kind be
erected, placed or maintained on any lot or lots on or on any building or struc-
ture thereon, except that one 9'x9' sign not more than 10 x 20 inches in
size may be erected and maintained on any one lot while offering for sale.

(12) If the parties hereto, or any of them, or their heirs or assigns,
shall violate or attempt to violate any of the covenants or restrictions here-
in, it shall be lawful for any other party or parties owning any other lots in
said development or subdivision to prosecute any proceeding at law or in
equity against the person or persons violating or attempting to violate any
such covenant or restrictions and either to prevent him or them from so doing,
or to recover damages or other dues for such violation.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be
executed this 2nd day of July, 1953.

[Signature]

[Signature]

[Signature]

[Signature]
On this day personally appeared before me Charles C. Webb, a single man;
Voltaire L. Bouquet and Jewel Bouquet, husband and wife; Joseph L. Hughes and
Margaret G. Hughes, husband and wife; Paul F. Thomas and Largaretta R. Thomas,
husband and wife; F. T. Imsom and Mary N. Imsom, husband and wife; Robert
D. Brown and Largaretta H. Thomas; husband and wife; Guy R. Goo and Ruth M. Goo,
husband and wife; George H. Whitman and Betty Whitman, husband and wife; John
C. Brown and Helen S. Brown, husband and wife; John L. Brown and Miriam C.
Brown, husband and wife; Thomas Aitchison and Rita G. Aitchison, husband and
wife; Elizabeth W. Gerhardt, a widow; and Duncan Cadwell and Grace Cadwell,
husband and wife, 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 15th day of March, 1954.

[Signature]
Notary Public in and for the State of Washington, residing at Wenatchee

STATE OF WASHINGTON } SS.
COUNTY OF CHelan }

On this 15th day of March, before me the undersigned a Notary Public in
and for the State of Washington, duly commissioned and sworn, personally appeared
Martin A. Foster and O. E. Sanderson, to me known to be the President and
Secretary, respectively, of the Wenatchee Golf & Country Club, the corporation
that executed the foregoing instrument and acknowledged the said instrument to
be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that they are authorized to
execute the said instrument and that the seal affixed is the corporate seal of
said corporation.

Witnesse my hand and official seal hereto affixed the day and year in this
certificate above written.

[Signature]
Notary Public in and for the State of Washington, residing at
STATE OF WASHINGTON } SS
COUNTY OF CHELAN 

On this 2nd day of July, 1956, before me the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MURR R. MANN and R. N. GILLETTE, JR., to me known to be the President and Secretary, respectively, of BRUNES & MANN, INC., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Notary Public in and for the State of Washington residing at Wenatchee.

STATE OF WASHINGTON } SS
COUNTY OF CHELAN 

On this 22nd day of May, 1956, personally appeared before me A. J. O'Conner and Opal O'Conner, husband and wife; L. H. Tellor and L. Lorain Tellor, husband and wife; T. J. Baker and Helen M. Baker, husband and wife; W. Varos and Beatrice A. Varos, husband and wife; and Jeffrey P. Burton, a single man 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 22nd day of May, 1956.

Notary Public in and for the State of Washington residing at Wenatchee.

Filed for record on the 29th day of
May, 1956, at the request of VALLEY TITLE CO., INC.
Melba K. Ives
Auditor, Douglas County