

1045295

DECLARATION OF RESTRICTIONS, EASEMENTS AND RESERVATIONS

SANDY POINT SHORES NO. 4

THE UNDERSIGNED are owners of the real property situated in Whatcom County, Washington, included in the plat of Sandy Point Shores No.4 as recorded in such county. They desire to provide for a plan of development of such real property as a part of an entire subdivision and for that purpose do hereby declare and establish the following restrictions, easements and reservations appurtenant.

1. Building Restrictions:

1) Except for portions of the real property as may be used for recreational purposes or common service facilities by Sandy Point Improvement Co., a Washington corporation, no lot in the plat in Sandy Point Shores No.4 shall be used for any purpose other than for residential purposes, provided however, that a temporary real estate office may be maintained with the consent of the undersigned on any one of such lots.

2) No structure shall be erected, altered, placed or maintained on any lot unless it shall comply with these restrictions and the following:

(a) Each dwelling structure shall be of permanent construction, shall have not less than eight hundred (800) square feet of enclosed area devoted to living purposes.

(b) The exteriors of all structures on a lot shall be constructed of new material.

(c) No structure shall be erected or placed within five (5) feet of the side boundary of a lot, twenty-five (25) feet of a street abutting a lot, or thirty-five (35) feet of the rear lot line from the street abutting the lot. These setback requirements may be waived or modified by Sandy Point Improvement Co. in case of hardship involving lots of unusual configuration or lots abutted on more than one side by a street.

(d) No facilities for sewage disposal shall be placed on a lot unless they are of modern design, enclosed within a dwelling structure on the lot and fully connected to a septic system of sewage disposal, or comparable modern facility, designed, located and constructed in accordance with the rules and regulations of the Whatcom County Health Department and any other governmental agencies having jurisdiction or are fully connected to a public sewer system.

(e) Prior to erecting or placing of any structure on a lot or the placing of any piling, boat houses, docks, the plans and specifications therefor shall be submitted to and approved by Sandy Point Improvement Co. as hereafter provided, and such structure shall conform to such plans and specifications. Septic tank drainfield shall be located in the front 90 feet of each lot.

3) The work of constructing, altering or repairing any structure on a lot shall be diligently prosecuted from its commencement until completion thereof, but in any event the exterior finished appearance shall be completed within six (6) months of commencement so that no tar paper or underlayment shall thereafter be exposed to view.

- 4) No temporary structure, trailer, tent, garage, basement, or outbuilding shall be maintained on any lot for residential purposes.
- 5) No fence, wall or hedge along a lot line shall exceed forty-eight (48) inches in height, except that decorative screening as approved in writing by Sandy Point Improvement Co. prior to erection may be maintained on a lot.

II. Land Use Restrictions:

- 1) No garbage, refuse, rubbish, junk or cut growth shall be permitted to be deposited, left or accumulated on a lot unless in suitable containers which shall be kept in sanitary condition, regularly emptied and fully screened from view of the street and adjacent lots.
- 2) No animals shall be kept or permitted on the real property in the plat except for household pets which shall not unreasonably interfere with the use and enjoyment of any lot.
- 3) No goods, equipment, trucks, vehicles or paraphernalia used in or connected with any trade or business shall be kept or stored in the open on any lot. No commercial signs, including "For Sale" signs, shall be permitted on any lot or structure.
- 4) No noxious, or offensive activity shall be permitted on any lot nor shall anything be permitted that may be or become a nuisance or unreasonably interfere with the use and enjoyment of any part of the real property included in the plat.
- 5) All governmental regulations which are applicable to and regulate the use of real property outside of Indian Reservation boundaries within the jurisdiction of Whatcom County, Washington, shall be applicable to any part of the real property contained in the plat which may be within the boundaries of the Lummi Indian Reservation and the owners or users of such real property shall comply therewith.
- 6) With reference to each lot which shall include any part of a dike constructed for the purpose of containing tidal waters, nothing shall be done or permitted on such lots which shall result in the weakening, damage or destruction, in whole or part, of such dike or the lowering of the elevation of the top of such dike below its originally constructed height, but in no event lower than elevation 13, mean lower low water datum.

III. Sandy Point Improvement Co.:

- 1) Sandy Point Improvement Co., a Washington corporation, has been formed by the undersigned for the purposes of providing certain services and recreational facilities for the owners of property in the plat, for other properties in proximity thereto and for others. Any action to be taken pursuant hereto by Sandy Point Improvement Co. may be taken upon authorization of the board of directors. Each lot owner, including contract vendees, shall be entitled to one share of Class A Stock of such corporation subject to the restrictions and provisions of the articles of incorporation established from time to time. Such share of stock shall be appurtenant to the title to and shall be transferable only as a part of the transfer of the title to the lot. Each shareholder shall be entitled to the use and enjoyment of the corporate facilities and services subject to the rules, regulations, and charges as may now or hereafter be established by the corporation, which rules, regulations and charges shall apply equally to all shareholders who are owners of property in the plat. Nothing herein shall precluded

the corporation from making its services and facilities available to others on such terms as it deems best. Each shareholder who is an owner of property in the plat shall abide with the rules and regulations of the corporation as may be adopted from time to time incident to the use of its facilities.

- 2) All plans and specifications required to be submitted to Sandy Point Improvement Co., shall be in writing, shall contain the names and address of the person submitting the same, the description of the property to which they relate, and shall set forth the following with respect to the proposed structure: the location of the structure on the property, the elevation of the structure with reference to the existing and finished lot grade, the general design, the interior layout, the exterior finish materials and color, and such other information as may be required to determine whether such structure conforms to these restrictions. The corporation may establish standards involving esthetic consideration of harmony of construction and color which it determines to be in the best interest of providing for an attractive development, which standards may include those pertaining to the height, configuration, design and appearance of fences, walls, screens, out-building, pools and other appurtenant to the use of the dwelling. Plans and specifications shall be submitted by mail to the secretary of the corporation. Within thirty (30) days after receipt of such plans and specifications which in its opinion do not conform to these restrictions or its esthetic standards. In the event notice of disapproval is not mailed by the corporation to the address of the person submitting such plans and specifications within such thirty (30) day period, approval shall be deemed to have been given. The board of directors of the corporation may designate such person or persons as it deems advisable to act on its behalf to give such approval or disapproval.
- 3) In order to provide for maintenance and improvement of the various properties and facilities of Sandy Point Improvement Co., each grantee and vendee of a lot in the plat, their heirs, successors and assigns, shall and do by the act of accepting a deed or entering into a contract of sales as vendee, jointly and severally agree that they and each of them shall pay to the corporation the charges assessed by vote of two thirds of the directors of the corporation against the shareholders of the corporation. In the event that such charges remain unpaid to the corporation for sixty (60) days after the due date, then the corporation may record a written notice with the auditor of Whatcom County, Washington, that it claims a lien against the lot of the shareholder who is so delinquent for the amount of such charges, interest at the rate of ten per cent (10%) per annum from the due date until paid and attorney's fees incurred incident thereto. From and after recording such notice, such lot shall be subject to a lien to the corporation as security for such assessments and such lien may be foreclosed in the manner of a mortgage on real property and in such foreclosure action the corporation shall recover a reasonable sum as attorney's fees therein and the reasonable and necessary costs of searching and abstracting the public records. Until changed by vote of two thirds of the directors of the corporation the charge herein referred to shall be Ten Dollars (\$10.00) per annum payable on or before June 30th of each year in advance commencing June 30th, 1968.
- 4) The various dikes and appurtenances thereto within the plat for the purpose of containing tidal waters shall constitute facilities of Sandy Point Improvement Co. and may be maintained and improved by the Corporation for the benefit of the various properties in the plat. The Corporation is hereby granted an easement and right of access to all such dikes within the plat for the purpose of inspecting, maintaining and improving such dikes or any part thereof, providing that the premises entered upon and damaged shall be restored to its con-

dition existing prior to the entry as may be reasonably possible under the circumstances.

IV. Easements and Reservations:

- 1) All oil, gas and mineral rights and the right to remove oil, gas, and such minerals in the real property described in the above mentioned plat shall be reserved and excepted from the conveyance of any portion of the real property as though written therein, provided that the owners of such real property shall be compensated for any damage or injury to the surface and structures thereon that may be occasioned by the removal of such minerals.
- 2) The undersigned hereby reserve an easement over and across a strip of land ten (10) feet in width across each lot parallel with and adjacent to the roads abutting and along five (5) feet of each other lot line shown on the plat for the purpose of constructing, repairing, reconstructing, improving and maintaining water-pipes, light and power lines, telephone lines and other facilities for utilities including the right to enter upon such easement for such purposes.

V. Miscellaneous:

- 1) The covenants, restrictions, easements, rights, liens and encumbrances herein provided for shall be covenants running with the land and shall be binding upon the real property described in the above plat and any and all parts thereof, the parties in interest thereto and their heirs, assigns, personal representatives and successors in interest. Accepting an interest in and to any portion of such real property shall constitute an agreement by any such person, firm, corporation accepting such interest, that they and each of them shall be bound by and subject to the provisions hereof.
- 2) In the event that any provision hereof shall be declared invalid by any court of competent jurisdiction, no other provision hereof shall be affected thereby and the remaining provisions shall remain in full force and effect. No waiver of a breach of any provision hereof shall constitute a waiver of a subsequent breach of the same provision or of any other provision.
- 3) The parties in interest in and to any part of the real property included in the above plat and Sandy Point Improvement Co. for the benefit of such owners and each of them shall have the right and authority to enforce the provisions hereof and in addition to any other remedy for damages or otherwise shall have the right to injunctive relief. Except for the enforcement of the lien to Sandy Point Improvement Co., the prevailing party in any action to enforce the provisions hereof shall recover a reasonable sum as attorney's fees therein together with the reasonable cost of searching and abstracting the public record.
- 4) The provisions hereof may be amended, altered, or terminated in whole or part by written instrument signed by sixty percent (60%) of the owners in the area of the real property in the above plat, exclusive of roads, and recorded with the auditor of Whatcom County, Washington. For the purposes of this paragraph the word "owner" shall mean any person, firm, corporation holding either fee title or a vendee's interest under a real estate contract as shown by the records of Whatcom County, Washington, to the exclusion of an lesser interest. Until so terminated these provisions shall remain in full force and effect.

