

Covenants of Lake Tapps Development Co., Inc of August 14, 1959

LAKE DEBRA JANE PLANNING & COMMUNITY DEVELOPMENT
TOWN OF BONNEY LAKE
Section 282 TWP. 20 N, R 5 E.9 W.M. Pierce County, Washington

RESTRICTIONS

Subject: Admin Appeal

The following restrictions are hereby declared to be covenants running with the land and binding upon future owners) their heirs) successors or assigns on the following described real property: and said restrictions are as follows:

1. Lots 10 and 11 of Block 6 may be used for commercial purposes.
2. Any building or structure upon any tract of this subdivision shall have a completed exterior within 6 months from commencement of construction unless written consent for extension is granted by LAKE TAPPS DEVELOPEMENT CO., INC.
3. All construction must be new construction. No used buildings may be moved on any lot.
4. Before construction of any structure is commenced all plans must be approved by the Architectural Committee appointed by the T & J Maintenance Co.. All construction shall be in conformity, with plans as approved. **#1204948 - Amend name to Lake jane Estates on 4/8/1970**
5. No tract abutting the shore of Jane Lake shall have any dock or structure of any type built so that it extends into the water of Jane Lake more than six feet.
6. No lot in this plat shall be subdivided without the written consent of the LAKE TAPPS DEVELOPMENT CO.
7. No property owner shall use his tract, or any other tract, for target practice or hunting with fire arms of any type.
8. No livestock or chickens shall be permitted on any tract on said property.
9. No signs shall be posted on any tract except with the written approval of the T & J Maintenance Co.
10. In the use of the waters on tract A, Block 1, no motors of any type may be used. **See #1204948 as above**
11. Any property owner diverting water from its natural course must provide a substitute course through his property.
12. All bridle trails as marked in this plat shall be kept open and free from any structure, shrubs or obstacle of any type.
13. All property in this plat shall be subject to the Articles of Incorporation and by-laws of the T & J Maintenance Co. **See #1204948 as above**
14. The breach of any of the foregoing conditions shall constitute a cause of action against the persons committing the breach by the T & J Maintenance Co. **See #1204948 as above**
15. If any of the foregoing restrictions are declared to be legally unenforceable with respect to all or any portion of said property, the applicability and enforcement of the remaining restrictions shall not otherwise be affected.

I hereby certify that all State and County taxes heretofore levied against the property described hereon, according to the books and records of my office have been fully paid and discharged. Dated this 14th day of August 1959

L.R. Johnson by Chas Hoerauf, Chief Deputy Treasurer, Pierce County, Washington