

LAKE OF THE WOODS PROTECTIVE COVENANTS AND RESTRICTIONS

1. All property owners and purchasers of each lot shall be required to join upon acquisition that certain non-profit corporation known as Lake of the Woods Community Club, Inc., and be subject to its Articles, By-laws and Pro-rata Share of Maintenance.
2. The cost of community water system and recreational area equipment shall be constructed, improved and maintained by a non-profit corporation to be composed of all owners of lots of this plat and additional plats, if any, as may be designated by the developers of the afore said land and additions.
3. No building, structure, mobile unit, or unlicensed vehicle shall be moved onto or stored on any land embraced in said Tract, without permission of the Architectural Committee, except for travel trailers and campers, not to exceed a period of six (6) months. All structures shall be complete as to external appearance, including finished painting within 24 months from date of commencement of construction.
4. That only one dwelling unit can be located on each lot as the lots appear on this plat.
5. All lots in this plat shall be used for residential, camping or recreational purposes only.
6. No building or structure shall be built closer than eight (8) feet to any side property line and 25 feet of road right-of-way.
7. A ten (10) foot easement, parallel to and adjacent to all lot lines (five (5) feet on either side of each lot line) for water pipes, storm sewers, and utilities, including maintenance is hereby reserved.
8. No noxious or offensive activity shall be carried on upon said Tract or any part thereof, nor shall anything be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood.
9. No hunting shall be permitted and the use of firearms is prohibited within the tract.
10. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste.
11. No poultry, livestock, or animals of any kind other than house pets shall be kept or maintained on any part of platted lots.
12. All sewage and disposal systems must be to the specifications of the Pierce County Health Department.
13. Any outdoor fireplace, barbecue or the like shall be built and maintained to Forest Service specifications. All outside burning must be in conjunction with the State of Washington Department of Natural Resources and be accompanied with a fire permit.
14. If any owner(s) or contract purchaser(s), of lots herein, or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning or purchasing real property included in this subdivision or Lake of the Woods Community Club, Inc. to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant and either enjoin such owner or purchaser from so doing or to recover damage for such violation or attempt thereat. Lake of the Woods Community Club, Inc. is herein specifically empowered to file a lien against any lot on which there is a delinquency in the assessment and said lien may be enforced in the Superior Court of the State of Washington within three (3) years of filing, the successful party in such action to be awarded reasonable attorney's fees.
15. The architectural committee must approve in writing the design, architecture and location of any structure, dock or building prior to its erection or movement onto any lot, the purpose being that the committee shall attempt to obtain conformity and harmony with other structures and to prevent obstruction of the view of others in the plat. The architectural committee shall consist of three persons appointed originally by Jerry Reid. They shall be elected every four years thereafter by a majority of the owners or purchasers of lots in said plat, who are at the time residents of houses therein, with one vote to each lot, and the members of the committee shall serve without compensation. The decision of the committee in any matter shall be determined by a majority vote of its members, but no action by the committee shall be arbitrary.