

RESTRICTED COVENANTS  
FOR  
PLAT OF YODELIN

PROTECTIVE COVENANTS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED JANUARY 15, 1968, IN VOLUME 685, PAGE 1515, UNDER AUDITOR'S FILE NO. 675281, RECORDS OF CHELAN COUNTY, WASHINGTON.

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: PLAT OF YODELIN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 41, RECORDS OF CHELAN COUNTY, WASHINGTON, WHICH IS TO BE PLATTED AS PLAT OF YODELIN, DIVISION NO. 2 AND DIVISION NO. 3.

1. EACH OWNER OF LOT IN THE ABOVE-NAMED PLAT COVENANTS FOR HIMSELF AND HIS SUCCESSORS IN OWNERSHIP THAT SUCH OWNER WILL PAY A PRO-RATED SHARE OF THE COST OF MAINTENANCE OF ALL PRIVATE ROADS, WALKS AND TRAILS SHOWN ON THE FACE OF SUCH PLAT AND SHALL PAY A PRO-RATED SHARE OF THE COST OF CONSTRUCTION AND MAINTENANCE OF ANY COMMUNITY WATER SYSTEM SERVING LOTS IN THE ABOVE NAMED PLAT AND SHALL PAY A PRO-RATED SHARE OF THE COST OF CONSTRUCTION AND MAINTENANCE OF ANY SEWER SYSTEM SERVING ALL LOTS IN SUCH PLAT AND THAT SUCH COSTS SHALL BE A LIEN UPON THE LOTS IN SUCH PLAT UNTIL PAID, PROVIDED HOWEVER, THAT IF A PRIVATE WATER SYSTEM AND SEWER SYSTEM SERVING THE LOTS IN SUCH PLAT ARE EXTENDED TO SERVE ANY DWELLINGS ON ADJACENT PROPERTY THE COST TO BE BORN BY THE OWNER OF ANY LOT IN THE ABOVE-NAMED PLAT SHALL BE ADJUSTED SO THAT EACH DWELLING SERVED BY SUCH WATER SYSTEM SHALL SHARE PRO RATA IN SUCH COSTS.

FURTHER, EACH OWNER OF A LOT IN THE ABOVE-NAMED PLAT SHALL BE VIRTUE OF PURCHASING OR CONTRACTING TO PURCHASE A LOT IN THE ABOVE-NAMED PLAT OR PLATS OF YODELIN, DIVISION NO. 2 OR THE PLAT OF YODELIN, DIVISION NO. 3, AUTOMATICALLY BECOME A MEMBER OF A NON-PROFIT CORPORATION TO BE CREATED BY KARL GRANSTROM, WENDELL CARLSON AND ARTHUR GRANSTROM, OR ONE OF SUCH PARTIES, FOR THE PURPOSE OF MAINTAINING ANY PRIVATE ROADS, WALKS OR TRAILS SHOWN ON THE FACE OF SUCH PLATS AND FOR THE FURTHER PURPOSE OF CONSTRUCTING AND MAINTAINING A PRIVATE WATER AND SEWER SYSTEMS AND SHALL DETERMINE THE TYPE OF SEWER SYSTEM TO BE CONSTRUCTED.

IN THE EVENT THE NON-PROFIT CORPORATION HEREIN REFERRED TO SHALL DEFAULT IN THE CONSTRUCTION OR MAINTENANCE OF PRIVATE ROADS, TRAILS WATER SYSTEM OR SEWER SYSTEM, THE OBLIGATION FOR SUCH CONSTRUCTION AND MAINTENANCE SHALL BE AND REMAIN THE OBLIGATION OF EACH LOT IN SUCH PLATS ON THE PRO-RATA BASIS HEREINABOVE SET FORTH.

FURTHER, WHEN HOMES, WHETHER OF A PERMANENT OR VACATION TYPE, HAVE BEEN CONSTRUCTED OR PLACED OR LOCATED ON 25 PERCENT OF THE LOTS IN THE ABOVE NAMED PLAT, NO FURTHER HOMES OF ANY TYPE SHALL BE CONSTRUCTED ON ANY LOT IN THE ABOVE NAMED PLAT PRIOR TO THE CONSTRUCTION OF A PRIVATE SEWER SYSTEM BY THE NON-PROFIT

CORPORATION HEREIN REFERRED TO (OR THE LOT OWNERS) WHICH SAID SYSTEM SHALL MEET THE STANDARDS OF THE CHELAN-DOUGLAS COUNTY HEALTH DISTRICT.

FUTHER, NO HOME, CABIN OR BUILDING SHALL BE CONSTRUCTED, PLACED OR LOCATED UPON ANY LOT IN ANY PLAT UNTIL SUCH TIME AS A COMMUNITY WATER SYSTEM MAKING WATER AVAILABLE TO ALL OF THE LOTS IN SUCH PLAT HAS BEEN CONSTRUCTED AND PLACED IN OPERATION. LATERAL LINES SERVING INDIVIDUAL LOTS SHALL NOT BE DEEMED A PART OF THE COMMUNITY WATER SYSTEM AND EACH LOT OWNER SHALL CONSTRUCT SUCH LATERAL LINES AS HIS SEPARATE OBLIGATINO. SUCH COMMUNITY WATER SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PLAT THEREFOR, AND THE PRIVATE CORPORATION SHALL HAVE NO POWER TO ALTER OR DEVIATE FROM SUCH PLAT EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF PROPER OFFICIALS OF THE COUNTY OF CHELAN, STATE OF WASHINGTON.

FURTHER, THE NON-PROFIT CORPORATION WAY, IF IT DEEMS SO DOING DESIRABLE, ENTER INTO AN AGREEMENT WITH THE UNITED STATES FOREST SERVICE, FOR THE JOINT CONSTRUCTION AND/OR UTILIZATION OF A COMMON SEWER SYSTEM AND FIX AND DETERMINE THE SHARE OF COSTS TO BE BORN BY THE UNITED STATES FOREST SERVICE.

FURTHER EACH MEMBER OF THE NON-PROFIT CORPORATION HEREIN REFERRED TO, SHALL HAVE ONE VOTE AND ONE VOTE ONLY, IRRESPECTIVE OF THE NUMBER OF LOTS OWNED BY SUCH MEMBER, IN THE ABOVE-NAMED PLAT.

2. EACH LOT IN THE ABOVE NAMED PLAT SHALL BE USED FOR A SINGLE FAMILY RESIDENCE OR RECREATIONAL HOME OR CABIN AND FOR NO OTHER PURPOSES.
3. EVERY RECREATIONAL CABIN OR HOME CONSTRUCTED ON ANY LOT IN THE ABOVE-NAMED PLAT SHALL BE OF EITHER "A" FRAME TYPE CONSTRUCTION OR CHALET TYPE EXTERIOR CONSTRUCTION. EACH "A" FRAME DEWLLING SHALL HAVE AN ENCLOSED FIRST FLOOR AREA OF AT LEAST 20 FEET BY 24 FEET AND EACH CHALET TYPE DWELLING SHALL HAVE AN ENCLOSED FIRST FLOOR AREA OF AT LEAST 16 FEET BY 20 FEET. NO DWELLING OR CABIN SHALL BE MORE THAN 2 STORIES IN HEIGHT. THE EXTERIOR OF ALL DWELLINGS AND CABINS SHALL BE COMPLETED AND PAINTED WITHIN TWELVE MONTHS OF THE DATE UPON WHICH CONSTRUCTION IS COMMENCED. FOUNDATIONS SHALL BE SUFFICIENTLY SUBSTANTIAL TO PREVENT SAGGING, AND ROOF PITCH AND BASIC CONSTRUCTION SHALL MEET ACCEPTED STANDARDS FOR SNOW LOAD OF THE AREA.
4. NO OUTDOOR TOILETS SHALL BE PERMITTED ON ANY LOT.
5. GARBAGE SHALL BE DISPOSED OF BY HAULING AWAY OR BURNING AND NO GARBAGE OR TRASH SHALL BE PERMITTED ON ANY LOT EXCEPT IN ONE STANDARD SIZED GARBAGE CAN WITH FASTEN DOWN LID.

6. NO TRAILERS SHALL BE PERMITTED ON ANY LOT EXCEPT THAT ANY OWNER MAY, DURING CONSTRUCTION OF A DWELLING ON HIS LOT, PARK A TRAILER ON HIS LOT FOR ONE CONTINUOUS SIX MONTH PERIOD.
7. NO TREES ON ANY LOT SHALL BE CUT OR DAMAGED EXCEPT WHEN SUCH CUTTING BE NECESSARY TO DWELLING OR CABIN CONSTRUCTION AND NO OWNER SHALL DO ANYTHING TO ALTER THE NATURAL APPEARANCE OF THE AREA EXCEPT WHEN ESSENTIAL TO ACTUAL CABIN OR DWELLING CONSTRUCTION.
8. ALL CONSTRUCTION MUST BE NEW CONSTRUCTION.
9. NO LOT SHALL BE SUBDIVIDED
10. ANY PROPERTY OWNER DIVERTING WATER FROM ITS NATURAL COURSE MUST PROVIDE A SUBSTITUTE COURSE OVER HIS PROPERTY.
11. ANY OWNER OF A LOT IN THE FOREGOING PLAT MAY ENFORCE THESE RESTRICTIONS IN ANY COURT OF LAW OR EQUITY AS MAY THE NON-PROFIT CORPORATION TO BE CREATED AND IN THESE RESTRICTIONS REFERRED TO AND THE INVALIDITY OF ANY ONE OR MORE OF THE RESTRICTIONS HEREIN CONTAINED SHALL NOT AFFECT THE BALANCE OF THE RESTRICTIONS HEREIN CONTAINED.
12. ALL ELECTRIC POWER LINES MUST BE PLACED UNDERGROUND AND THE OWNERS OF ANY LOT IN THE ABOVE-NAMED PLATS COVENANT AND AGREE TO PAY A PRO-RATA SHARE OF THE COST OF CONSTRUCTION OF SUCH POWER LINES.
13. NO FOR SALE SIGNS SHALL BE PLACED ON ANY LOT FOR A PERIOD OF THREE YEARS BY ANY PARTY OTHER THAN THE PLATORS OR PLATORS' AGENT.
14. NO SIGN EXCEEDING 1 FOOT BY 1-1/2 FOOT SHALL BE MAINTAINED ON ANY LOT AT ANY TIME.
15. NO SEWER, WHETHER PRIVATE OR PUBLIC, SHALL HAVE A DRAIN FIELD CLOSER THAN 100 FEET TO STEVENS CREEK.
16. THE REAL ESTATE DESCRIBED ON EXHIBIT "A" IN INTENDED TO BE PLATTED AS A FLAT OF YODELIN DIVISION 2 AND PLAT OF YODELIN DIVISION NO. 3.

17. NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, NO LIEN OR CHARGE FOR SEWER, WATER, ROAD OR TRAIL CONSTRUCTION OR MAINTENANCE, OR ELECTRICAL UTILITIES CONSTRUCTION, SHALL BE FORECLOSED ON LOT 7, PLAT OF YODELIN, WHILE TITLE THERETO IS VESTED IN THE COUNTY OF CHELAN, STATE OF WASHINGTON, HOWEVER, SUCH LIEN OR CHARGE SHALL BECOME ENFORCEABLE AGAINST SUCH LOT UPON TITLE THERETO CEASING TO BE VESTED IN THE COUNTY OF CHELAN, STATE OF WASHINGTON.

THE WORD PLAT AS USED IN THESE RESTRICTED COVENANTS REFERS TO ALL OF SUCH PLATS. CONSEQUENTLY, THE WATER AND SEWER SYSTEMS TO BE CONSTRUCTED ON DIVISION 1, 2 AND 3 SHALL BE DEEMED A COMMON SYSTEM AND THE LOT OWNERS' OBLIGATION TO SHARE IN COSTS SHALL BE AN OBLIGATION COMMON TO THE OWNER OF EVERY LOT IN EACH OF SUCH PLATS. PROVIDED, HOWEVER, THAT IN THE EVENT THE WATER SYSTEM SERVING DIVISION NO. 3 SHALL BE A SEPARATE SYSTEM, THEN THE OWNERS OF LOTS SERVED BY ANY SYSTEM SHALL NOT SHARE IN THE COSTS OF A SYSTEM NOT SERVING SUCH OWNERS LOT. THE NON-PROFIT CORPORATION SHALL DETERMINE WHETHER ONE SYSTEM OR TWO SYSTEMS SHALL BE UTILIZED.

THE PLATORS DO NOT HEREBY COVENANT TO SECURE THE PLATTING OF DIVISIONS NO. 2 AND 3, BUT DO DECLARE THAT THEY ARE IN GOOD FAITH SEEKING THE ACCEPTANCE OF SUCH PLATS BY CHELAN COUNTY AUTHORITIES.

THE END.

ADDENDUM

ADDENDUM TO RESTRICTIVE COVENANTS FOR PLAT OF YODELIN WHICH WAS RECORDED JANUARY 15, 1968, PAGE 1515, UNDER AUDITOR'S FILE NO. 675281, RECORDS OF CHELAN COUNTY, WASHINGTON.

THIS ADDENDUM APPLIES TO THE FOLLOWING DESCRIBED PROPERTY:

PLAT OF YODELIN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 41, RECORDS OF CHELAN COUNTY, WASHINGTON, WHICH IS TO BE PLOTTED AS PLAT OF YODELIN, DIVISION 1, 2 AND DIVISION 3.

1. APPROVED ON DECEMBER 30, 1989, BY YODELIN HOME OWNERS ASSOCIATION, THE FOLLOWING ADDITION TO COVENANTS RUNNING WITH THE LAND IS:

TO HELP EASE EXPENSES AND INCONVENIENCE CAUSED BY NEW HOOKUPS FROM NEW CABIN OWNERS, A MOTION WAS PASSED THAT: "A CHARGE OF \$500 FOR WATER HOOKUP BE ASSESSED EACH CABIN OWNER WHO APPLIES FOR A BUILDING PERMIT AND THAT THIS BE EFFECTIVE AS SOON AS IT IS RECORDED IN THE CHELAN COUNTY RECORDS DIVISION."

ADDENDUM

Addendum to Restrictive Covenants for Plat of Yodelin which was recorded January 15, 1968 in Volume 685, Page 1515, under Auditor's File No. 675281, records of Chelan County, Washington.

This addendum applies to the following described property:

Plat of Yodelin, according to the Plat thereof recorded in Volume 7 of Plats, Page 41, records of Chelan County, Washington, which is to be plotted as Plat of Yodelin, Division 1, 2 and Division 3.

1. Approved on December 30, 1989, by Yodelin Home Owners Association, the following addition to covenants running with the land is:

To help ease expenses and inconvenience caused by new hookups from new cabin owners, a motion was passed that: "A charge of \$500 for water hookup be assessed each cabin owner who applies for a building permit and that this be effective as soon as it is recorded in the Chelan County Records Division."

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YODELIN PROPERTY OWNERS' ASSOCIATION

*Marilyn J. Milloy*  
Marilyn Milloy - President

*Pat McGlashan*  
Pat McGlashan - Secretary

FEE 7.00  
RECORD  
*Sven Jonassen*  
'90 JAN 23 PM 2 04  
Add  
BOOK 922 PAGE 2132  
STANLEY G. ROUSSEN  
CHELAN COUNTY AUDITOR  
WASH.

10365 North Rd  
Leas. 98826

BOOK 922 PAGE 2132