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Dec. 27, 1988

Building and Use Restricting Affecting the Plat of Lost Lake Grove, Division No. 6

The following restrictions are hereby declared to be covenants running with the land and binding upon present and future owners, their heirs, successors or assigns, as per dates (original conveyance of the property) and incorporations (April 30, 1965) and according to the BYLAWS of the LOST LAKE GRVE as amended hereafter.

The Plat of Lost Lake Grove, Division No. 6 as recorded in Volume \_\_\_\_ of plats, pages \_\_\_ and \_\_\_\_, records of Island County, and said restrictions are as follows:

1. The use and occupancy of said property shall be subject to the provisions of the Articles of Incorporation and By-Laws of Lost Lake Improvement Club, Inc., a non-profit, non-stock Washington corporation.
2. Before construction of any structure is commenced, all plans must be approved by the Architectural Committee or Board of Trustees of Lost Lake Improvement Club, Inc. All construction shall be in conformity with the plans approved.
3. 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 Lost Lake Improvement Club, Inc.
4. All construction must be new construction. No used buildings or trailers may be moved onto any lot.
5. No lot in this plat shall be subdivided without the written consent of Lost Lake Improvement Club, Inc., and without full compliance with existing zoning and planning regulations.
6. No property owners shall use his tract, or any other tract, for target practice or hunting with firearms of any type.
7. No livestock or poultry shall be permitted on any tract on said property.
8. No signs shall be posted on any tract except with the written approval of Lost Lake Improvement Club, Inc.
9. Any property owner diverting water from its course must provide a substitute course through his property.
10. The breach of any of the foregoing conditions shall constitute a cause of action by Seller or Lost Lake Improvement Club, Inc. against person or persons committing the breach.
11. If any of the foregoing restrictions are declared to be legally unenforceable with respect to all or any portion of the property, the applicability and enforcement of the remaining restrictions hall not otherwise be affected.

Dated this 22 day of December, 1988

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