



6. Easements for installation and maintenance of utilities, drainage facilities, and bridle and pedestrian trails are reserved as shown on the recorded plat and over the rear five feet and the side two and one-half feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements, or which may obstruct or retard passage of pedestrians or horses along said easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become annoyance or nuisance to the neighborhood.
8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or any other outbuilding shall be used on any lot at any time, either temporarily or permanently.
9. Any dwelling or structure erected or placed on any lot in this subdivision (which first must be approved pursuant to Covenant No. 2) shall be completed as to external appearance, including finish painting, within nine (9) months from date of start of construction, except for reasons beyond control in which case a longer period may be permitted.
10. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, horses, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.
12. No lot shall be used or maintained as a dumping ground for rubbish; trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
13. No individual water supply system shall be permitted on any lot unless the system is designed, located and constructed in accordance with the requirements, standards and recommendations of County Public Health authorities. Approval of such system as installed shall be obtained from such authority.
14. No slope area (greater than 25% slope) shall be used for the stabling, grazing, or housing of horses, or otherwise denuded of its natural vegetation. The purpose of this covenant is to prevent erosion of the slope areas.
15. No lot shall be subdivided where by the resulting lot is smaller than the original lot. (Lots may be divided and grouped together to form larger tracts.)
16. No vegetation of any kind shall be removed from those areas designated on the face of the final plat as "native growth protection easement."
17. No motorized vehicles of any kind will be allowed on any of the various trails or walkways within the plat of Wingate.
- 17A. No tree 10" or more in diameter shall be removed from any lot without the approval of the architectural control committee, except for dead or dangerous trees.

- 18. No horses will be kept on any lot containing less than 20,000 square feet of usable area. (Usable area is land which lies at a slope of less than 25%.)
- 19. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- 20. No individual sewage disposal system shall be permitted on any lot unless the system is designed, located and constructed in accordance with the requirements, standards and recommendations of County Public Health authorities. Approval of such system as installed shall be obtained from such authority.
- 21. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot unless similarly approved. Approval shall be as provided in Paragraphs 22 and 23.

22. The Architectural Control Committee is composed of:

Name	Address	
B. Douglas Webb	905 Madison St.	Seattle, Washington
Murray Franklyn Corp.	Same	Same
DuJardin Custom Homes	Same	Same
Ray Moore Construction	Same	Same
Carl Holm	Same	Same
John Sweet	Same	Same

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. After the sale of all lots shown on the proposed plat of Wingate Division No. 2, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee.

- 23. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
- 24. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then-owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

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