

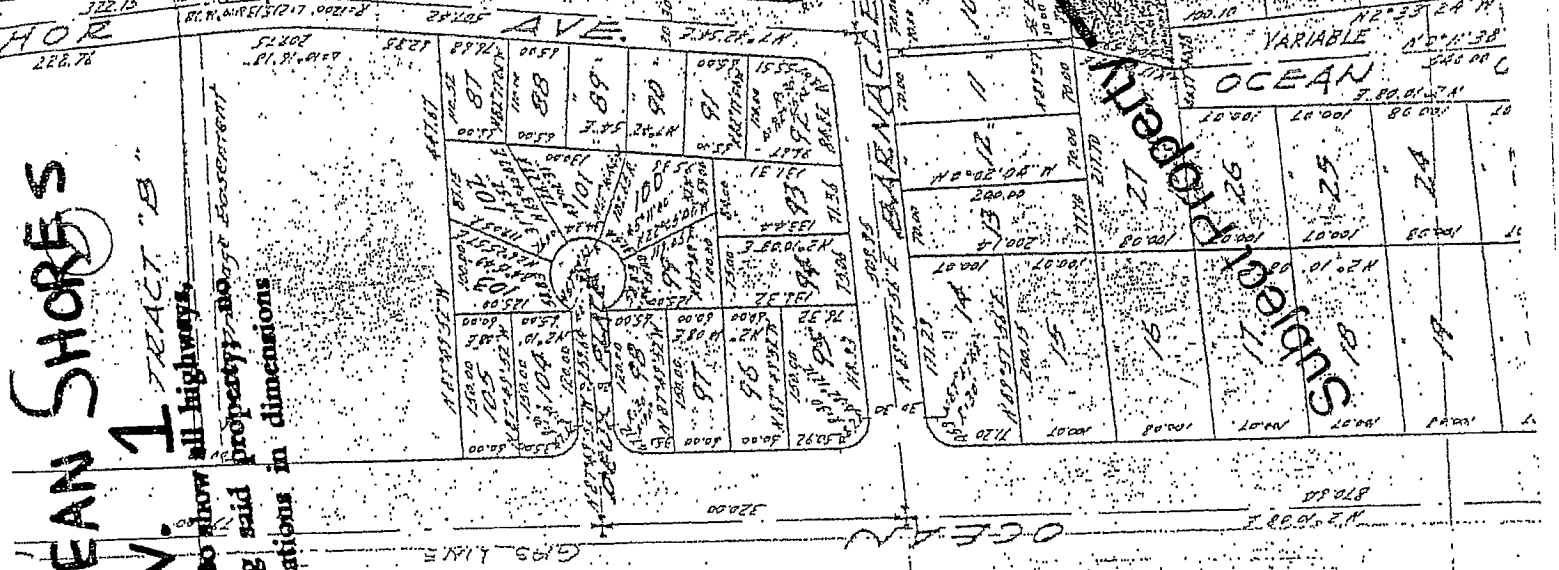
THIS SKETCH IS PROVIDED WITHOUT CHARGE, FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY INCLUDING, BUT NOT LIMITED TO, AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS, OR LOCATIONS OF UTILITIES. THIS IS NOT A PART OF THE DEED. IT ACCORDS TO THE POLICY TO WHICH IT IS ATTACHED. THE CONTRACTOR ASSUMES LIABILITY FOR ANY MISMATCHES IN THIS SKETCH UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE IS MADE TO AN APPROPRIATE SURVEY FOR FURTHER INFORMATION.

# OCEAN SHORES DIV. 1 TRACT "B"

This map does not purport to show property boundary easements roads or easements affecting said liability is assumed for variations in dimensions and location.

58	60	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100	

14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Highway Reservation as reserved pursuant

Line of ordinary high tide

## Restrictive covenants and easements appearing on the face of the plat of Ocean Shores Division No. 1, as per plat recorded in Volume 8 of Plats on page 47, records of Grays Harbor County:

IT IS HEREBY MADE KNOWN THAT said parties do by these presents make, establish, confirm and hereby impress upon OCEAN SHORES DIVISION NO. 1, an addition to Grays Harbor County, Washington, the following restrictive covenants for the benefit of all lots and property in such addition, said covenants shall run with said land, and do hereby bind said parties and all their future grantees, assignees and successors to said covenants for a period of 25 years from the date this plat is recorded after which said covenants shall be extended for successive periods of 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:

1. All lots, tracts and parcels in the plat of OCEAN SHORES DIVISION NO. 1, shall be used only as herein set forth and zoned and said designated usage can only be changed by the approval of OCEAN SHORES ESTATES, INC. through its Architectural, Planning and Zoning Committee, and subject to the articles of Incorporation and by-laws of said corporation.

2. The zoning and land usage of the lots and blocks of the plat of OCEAN SHORES DIVISION NO. 1 is as follows:

Block "A" — Lots 2 through 44 Incl. — Usage limited to motels and business.

Block "B" — Lots 1 through 13 Incl. — Usage limited to motels and business.

Block "C" — Lots 2 through 88 Incl. — Usage limited to motels, business and residential.

Tract "A" reserved for members of Ocean Shores Community Club, Inc. for recreational purposes.

Block "D" — Lots 1, 2, 27, 28, 52 through 61, 95 through 98, 104 through 107, 113 through 116, — Usage limited to motels and residences. Lots 3 through 26 — Usage limited to single family residences. Lots 29 through 51, 62 through 94, 99 through 103, 108 through 112, 117 through 123 — Usage limited to single family residences and permanent house trailers.

Tract "B" reserved for members of Ocean Shores Community Club, Inc. for recreational purposes and community water supply.

Block "E" — Lots 1 through 33 — Usage limited to motels, apartment houses, hotels and business.

Block "F" — Lots 1 through 54 — Usage limited to business and motels.

Block "G" — Usage limited to business.

Block "H" — Usage limited to business and commercial.

Block "L" — Lots 2 through 24 — Usage limited to business and motels.

Block "N" — Usage limited to business-recreational and community water supply.

Block "R" — Lots 1 through 28 and 33 through 42 — Usage limited to single family residences. Lots 29 through 32 reserved for recreational purposes for members of Ocean Shores Community Club, Inc.

Block "S" — Lots 1 through 286 — Usage limited to single family residences.

Tract "C" reserved for members of Ocean Shores Community Club, Inc. for recreational purposes.

3. No dwelling shall be permitted on any lot wherein the ground floor area of the main structure, exclusive of one story open porches and garages, shall be less than 450 square feet for a one story dwelling, nor less than 600 square feet for a dwelling of more than one story.

4. No building shall be located on any lot nearer to the front lot line or nearer to the side street than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. No building shall be located nearer than 50 feet to the extreme high tide line.

5. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum set-back line, nor shall any dwelling be erected or placed on any lot having an area of less than 7000 square feet.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Also a 5 foot utility and drainage easement is reserved adjacent to the rear lot line of every lot and tract herein.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. No permanent structure or building shall be constructed on any lot or tract or parcel of this plat which does not conform to Grays Harbor County Building regulations and the requirements of the Architectural, Planning and Zoning Committee of Ocean Shores Estates, Inc.

9. 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 as a permanent residence, except under a temporary written permit for not more than one year granted by the Architectural, Planning, and Zoning Committee.

10. All building plans and proposed usages shall be submitted to and approved by the Architectural, Planning and Zoning Committee prior to the commencement of any construction. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until exteriors of such buildings and structures are completed and painted or otherwise suitably finished and within 6 months of starting. All buildings and structures shall be new construction.

11. On residential lots, no sign of any kind shall be displayed to the public view 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. In all areas and on lots herein before zoned and restricted to use for apartment houses, motels and business, all signs shall be approved by the Architectural, Planning and Zoning Committee before erection or installation.

12. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

13. 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.

14. 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 and the Architectural, Planning and Zoning Committee. Approval of such system as installed shall be obtained from such authorities or the Committee.

15. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts 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; EXCEPT as required by the owners of Mineral Rights & Reservations.

16. 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 or the Architectural, Planning and Zoning Committee. All septic tank drainfields shall have a minimum of 150 linear feet of drain tile and a septic tank of minimum 750 gallon capacity. Pipe shall be placed in a minimum width trench of 24 inches.

17. Enforcement shall be by proceedings at law or in equity against any person or persons violating or threatening or attempting to violate any covenant hereof, either to restrain violation or to recover damages.

18. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

19. Nothing herein contained shall impair or defeat the lien of any mortgage or deed of trust now or hereafter recorded covering any lot or lots or plot or plots in the subdivision, but title to any property in this subdivision obtained through a sale and satisfaction of any mortgage or deed of trust shall be held subject to all of the provisions herein.