

Restrictions
PARADISE SHORE ESTATES

1. These covenants shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1987 at which time said covenants shall be automatically renewed for successive periods of ten years unless, by vote of a majority of the then owners of the lots, in both Division No. 1 and 2 as one unit, it is agreed to amend or terminate said covenants, in whole or in part, by a statement properly executed and acknowledged by each of them and recorded in the office of the County Auditor of Mason County, Washington.
2. Invalidation of any one or part 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.
3. No lot shall be used for other purposes than a one family dwelling, plus one guest cottage. It shall not be used for business or other purposes excepting lots and areas that have been specifically shown on the original Plat filed with the Auditor of Mason County, Washington, as eligible for other purposes and to the extent stated herein, however, this does not prohibit the erection and maintainance of a garage, boathouse, woodshed and such for the family convenience and personal use.
4. Tents, as such, shall not be permitted to be used as family dwellings and all buildings used for dwelling purposes shall have their exterior finished and/or painted within twelve months from the beginning of their construction.
5. Dwellings and porches attached to same shall not be erected closer to average high water mark of the lake shore, or, closer to the front of any lot than thirty-five feet. On corner lots the dwelling shall be at least fifteen feet from the side street property line and all lots shall have their side property line at least five feet from any dwelling. These restrictions do not apply to lots and areas zoned for other than first residence purposes.
6. No purchaser or owner of any lot shall extend fences, wall or hedge beyond the average low water mark of the lake, excepting lots and areas used for public or business purposes as platted or as may be amended as provided herein.
7. No poultry or live stock shall be kept or maintained. Dogs, cats, other household pets are permitted as such as long as they do not interfere in an objectionable manner with the peace and quiet of a neighbor.
8. An easement is reserved over the rear five feet of each lot and over a two and one half feet wide strip along each side of interior lot lines for utility installations, maintainance, power, telephone, water, sewer, drainage, gas and other necessary public utilities.
9. No owner shall interfere with the reasonable use of the lake by adjoining lake shore lot owners in enjoying the rights and exercising the privileges to which they are entitled as long with other lakeshore lot owners. Except in the case of all lake shore lots no trees or shrubbery shall be permitted to grow higher than thirty-five feet above the ground at their roots.
10. No lot shall be divided and sold or resold as a divided parcel but rather each lot shall retain its original shape and size as it appears in the plat or plats filed in the office of the Auditor of Mason County, Washington.
11. No private wells shall be drilled or installed for any individual lot owner to obtain water for domestic purposes. The source of such water, whether privately owned or community owned, as may be determined, shall be from a well or wells especially drilled to produce water for this purpose and which shall comply with Governmental Health Regulations.
12. Bathing Beach facilities adjacent to Tract "A" and boat moorage facilities on Tract "A" shall, to the maximum legal extent, and, to the maximum extent found to be practical, be available only to the non-waterfront lot owners of Paradise Shore Estates of both Division No. 1 and No. 2 shall not exceed one-hundred lots additional, that shall share the privileges herein outlined.
13. Tract "A" and lots No. 13, 14 and 15 of Division one (Government lot one) together with beaches immediately adjacent thereto, are reserved for recreation, boat moorage and business purposes, and/or for any of these purposes; however, the herein specified lots No. 13, 14 and 15 may, at owner's discretion, be used for residential purposes, same as provided elsewhere herein.