

44297-KF

COVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS AND RESERVATIONS

OFFICIAL RECORDS

BRECKENRIDGE PHASE II & III
(CANTERGROVE)

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS, (this "Declaration") is made by LA PIERRE SHERMAN HOMES, A Partnership ("Declarant") this 8th day of August, 1994

RECITALS

Declarant is the owner and developer of that certain real property (the "Property") in Benton County, Washington recorded as the Plat of Breckenridge and legally described on Exhibit A. Said Plat is commonly known as and referred to herein as "Cantergrove".

Declarant wishes to subject the Property to this Declaration.

NOW, THEREFORE, Declarant declares that the Property is hereby made subject to, and shall be held, conveyed and occupied subject to the covenants, conditions, restrictions, easements, assessments and liens set forth herein in addition to any set forth on the recorded Plat. The matters set forth herein are for the purpose of enhancing the value and desirability of the Property, and shall be deemed to be covenants running with the land, and shall be binding upon Declarant and all of Declarant's grantees, assigns and successors, until the expiration of this Declaration.

CHICAGO TITLE INSURANCE CO.

ARTICLE 1. DEFINITIONS

Section 1.1 Words Defined. For the purposes of this Declaration and any amendments hereto, the following terms shall have the following meanings:

"Architectural Control Committee" or "Committee" shall mean the Architectural Control Committee of Cantergrove pursuant to Section 3.5.

"Construction" and "Constructed" shall mean any construction, reconstruction, installation, erection or alteration of a Structure, except wholly interior alterations to a then existing structure.