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SHORE ACRES ESTATES, INC
P.O. BOX 1
LOON LAKE, WA 99148

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STEVENS COUNTY, WASHINGTON
TIM GRAY, AUDITOR

AALLEN

DOCUMENT TITLE:

**DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS WESTHOFF SUBDIVISON**

GRANTOR(S):

BOARD OF DIRECTORS ON BEHALF OF THE MEMBERSHIP

GRANTEE (S)

SHORE ACRES ESTATES, INC.

LEGAL DESCRIPTION:

WUESTHOFF SUBDIVISION (SHORE ACRES ESTATES, INC.)

LOON LAKE WA 99148

4-29-41

ASSESSOR'S PARCEL NUMBERS

ID# SHOR 0500

Parcel numbers:

690510,690700,690800,690900,691000,691100,691200,691300,691400,691500,691600,691700,691800,691900,692000,692100,692200,692300,692400,692500,692600,692700,692900,693000,693100,693200,693300,693400,693500,693700,693800,693900,694000,694100,694200,694300,694400,694500,694600,694700,694800,694900,695000,695100,695200,695300,695400,695500,695600,695700,695800,695900,696000,696100,696200,696300,696400,696500,696600,5174700,5175600,5175700,5177900,5178600,5178800,5178900,5179000

SHORE ACRES ESTATES, INC. LOON LAKE, WASHINGTON

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESTHOFF SUBDIVISION

1. General Provisions and Purpose

All Protective Covenants, Conditions and Restrictions set forth herein shall apply in their entirety to all of lots within Wuesthoff Subdivision, and all the roads, the strip of land marked "Beach Access" and the strip of land marked "Beach" and all other land contained within the Plat of Wuesthoff Subdivision, located in Stevens County, State of Washington, as described in Exhibit A and B, attached hereto and incorporated herein by reference (the "Property"), and the Protective Covenants, Conditions and Restriction shall run with the land and shall be binding on all property owners within the Property, their heirs, assigns and successors in interest. The restrictions and covenant are imposed in order to enhance and protect the residential character of Wuesthoff Subdivision, protect the living environment and preserve the value of said Property.

2. General Use Restriction

- (a) All Property shall be used exclusively for private residential purposes. If any dwelling within the Property is rented or leased, such rental or lease period shall be for a term of no less than sixty (60) consecutive days.
- (b) Noxious, destructive, or offensive activity, or any activity constituting an unreasonable source of annoyance, as these terms are interpreted under Stevens County ordinances, shall not be conducted on any lot or within or upon any portion of the Property. Fireworks are not permitted on any lot or within or upon any portion of the Property.
- (c) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pet subject to rules and regulations adapted by the membership, provided they are not kept, bred, or maintained for any commercial purpose. Provided however, that said restrictions do not prohibit a "home occupation", as defined by Stevens County ordinance, located with a private residence.

3. Building Requirements

All dwellings on the Property must be serviced by the Loon Lake Sewer District #4, with the accepted and approved methods of installation.

4. Easements

A perpetual easement is reserved over the rear four (4) feet of all lots in Block 3 through Block 8 for utility installation and maintenance. A water line easement is reserved over the south five (5) feet of Lots 5 and 6 in Block 3 and Lots 4 and 5 in Block 6.

5. Beach Access and Beach Dedications

Dedicated to the exclusive use of the Owners of Lots in the Property is the "beach" identified on the Plat, lying easterly of Blocks 1 and 2, together with access thereto provided by the strip of land identified as "beach access" on the Plat.

6. Homeowners Association

All owners of lots within the Property shall, by acceptance of their deeds, become members of the Washington corporation known as Shore Acres Estates, Inc. which shall be the association for the Property and the Owners of lots therein, shall pay dues for maintenance, improvements and upkeep of the Beach and Beach Access as established by Shore Acres Estates, Inc., and shall be bound by the provisions of Bylaws for Shore Acres Estates, Inc., recorded on September 23, 2010, and as many be from time to time amended pursuant to the provisions of said Bylaws.

7. Duration; Amendments

The covenants and restrictions of this Declaration shall run with and bind the land for a term of fifty (50) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended at any time by a sixty-seven per cent (67%) affirmative vote of Lot owners. No such waiver, termination or modification shall be effective until a proper instrument in writing shall be executed by the Association and recorded in the office of the Auditor for the County of Steven, State of Washington.

8. Severability

Invalidation of any one of these Covenants, Conditions and Restrictions by judgment of Court Order shall in no way affect any other provision or provisions which shall remain in full force and effect.

9. **Enforcement**

The owners of lots within the Plat, individually or through the Board of Directors of Shore Acres Estates, Inc., shall be empowered to seek relief in any Court for violations of the Covenants, Conditions and Restrictions, The Board of Directors of Shore Acres Estates, Inc., is authorized to file liens against properties within the Property for collection of delinquent fees and assessments.

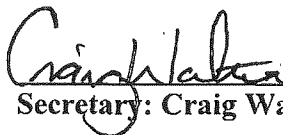
10. **Attestation**


IN WITNESS WHEREOF, the Board of Directors for of Shore Acres Estates, Inc., hereby execute this Declaration as formally approved by the through the Membership, on July 1, 2013.

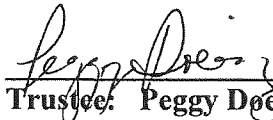
SHORE ACRES ESTATES, INC. BOARD OF DIRECTORS:


President: Tina Heimigner


Vice President Michele Peterson


Secretary: Craig Walter


Treasurer: Warren Heimigner


Trustee: Peggy Doering


Trustee: Karen Feyk

Note:

June 2013 there was a vote by the membership to amend the 2007 CCR's. 59 of the 64 members returned ballots.

Proposed Amendment Concerning Rental:

50 ballots in favor 8 ballots opposed Proposed Amendment passed by 78% to read

Item 2 General Use Restriction (a) All Property shall be used exclusively for private residential purposes. If any dwelling within the Property is rented or leased, such rental or lease period shall be for a term of no less than sixty (60) consecutive days.

Proposed Amendment Concerning Fireworks

52 ballots in favor 6 ballots opposed Proposed Amendment passed by 81% to read

Item 2 General Use Restriction (b) Noxious, destructive, or offense activity, or any activity constituting an unreasonable source of annoyance, as these terms are interpreted under Steven County ordinances, shall not be conducted on any lot or within or upon any portion of the Property. Fireworks are not permitted on any lot or within or upon any portion of the Property.

EXHIBIT A

LEGAL DESCRIPTION

WUESTHOFF SUBDIVISION, Section 4, Township 29 North, Range 41 East, W.M. according to the plat recorded under Auditor's File No. 333680, in Stevens County, State of Washington, EXCEPT the north ½ of Lot 1, Block 1.

EXHIBIT B

LEGAL DESCRIPTION

TAX LOT #31, TAX LOT #37, TAX LOT #39 and TAX LOT #40, located in Stevens County, State of Washington