

CARLYON BEACH HOMEOWNERS ASSOC., DIVISION I

Restrictions made by Carlyon Beach Development Co. in the plat of Carlyon Beach Homeowners Association, Division I, dated and recorded October 13, 1959 in Volume 13 of Plats, page 23.

1. All lots in plat of CARLYON BEACH HOMEOWNERS ASSOCIATION shall be used for Residential purposes only, except those designated community tracts and A, B, and C.
2. No permanent structure shall be constructed on any tract closer than 25 feet from Mean High Tideline, except that the construction of a boathouse not to exceed 10 feet in height for the sole use of the owner is permissible, below a line 25 feet above the Mean High Tideline.
3. No building or structure shall be built closer than thirty (30) feet to the front property line and no closer than five (5) feet to any side or rear property line.
4. No permanent structure or building shall be constructed on any lot, tract or parcel of this plat which does not conform to Thurston County Building regulations.
5. All building plans to be submitted to architectural committee prior to the commencing of any construction. The work of construction of all building and structures shall be prosecuted diligently and continuously from commencement of construction until exteriors of such building and structures are completed and painted or otherwise suitably finished. All buildings and structure are to be new construction.
6. All buildings or structures to be one story in height not counting basement, except when variance is granted by the architectural committee of the Carlyon Beach Homeowners Assoc., Inc.
7. Sewage systems shall be located as specified by the Thurston County Health Department. All septic tank drain fields shall have a minimum of 150 linear feet of drain tile and a septic tank minimum of 500 gallon capacity. On waterfront lots, all drain fields shall be a minimum of 50 feet from Mean High Tideline.
8. No poultry or livestock shall be kept or maintained except that riding horses for the personal use of the owner may be kept on any lot excepting waterfront lots. No hunting shall be permitted and the use of firearms is prohibited.
9. No lot, tract or portion of a lot or tract of this plat shall be divided, and sold, ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than 7200 square feet nor less than 50 feet in width as measured along the waterfront, or any ownership left without bordering on a street, or leaving a property line closer than 5 feet to a building.
10. No lot or lots shall be used or employed in whole or in part in the conduct of any business or commercial undertaking except Tract A, B, C, (NOTE) Tract "A" and tidelands abutting thereon, are reserved for community welfare purposes for the use and benefit of several owners of all lots in Carlyon Beach Homeowners Assoc.
11. Subject to articles of incorporation and by-laws of the Carlyon Beach Homeowner Association, Inc. and regulations, restrictions, and reservations contained therein.
12. These covenants are covenants running with the land and shall be binding on all parties until January 1, 1980, and thereafter, unless by a vote of 65% of the owners of lots it is agreed to change the covenants in whole or in part. (NOTE) These restrictions do not apply to Tracts A, B, and C.

CARLYON BEACH HOMEOWNERS ASSOCIATION COVENANTS

DIVISION 2

Restrictions made by Carlyon Beach Development Co. in the plat of Carlyon Beach Homeowners Association, Division 2, and dated September 14, 1960 and recorded on September 26, 1960 in Volume 13 of Plats, page 58.

1. All lots in plat of CARLYON BEACH HOMEOWNERS ASSOCIATION Division number 2 shall be used for Residential purposes only.
2. No permanent structure shall be constructed on any tract closer than 25 feet from Mean High Tideline, except that the construction of a boathouse not to exceed 10 feet in height for the sole use of the owner is permissible, below a line of 25 feet above the Mean High Tideline.
3. No building or structure shall be built closer than twenty (20) feet to the front property line and no closer than five (5) feet to any side or rear property line.
4. No permanent structure of building shall be constructed on any lot, tract or parcel of this plat which does not conform to Thurston County Building regulations.
5. All building plans are to be submitted to Architectural Committee prior to the commencing of any construction. The work of construction of all building and structures shall be prosecuted diligently and continuously from the commencement of construction until exteriors of such building and structures are completed and painted or otherwise suitably finished. All buildings and structures are to be new construction.
6. All buildings or structures to be one story in height and not counting basement, except when a variance is granted by the Architectural Committee of the Carlyon Beach Homeowners Association, Inc.
7. Sewage systems shall be located as specified by the Thurston County Health Department. All septic drain fields shall have a minimum of 150 linear feet of drain tile and septic tank minimum of 500 gallon capacity. On waterfront lots, all drain fields shall be a minimum of 50 feet from Mean High Tideline.
8. No poultry or livestock shall be kept or maintained except that riding horses for the personal use of the owner may be kept on the lots except waterfront lots. No hunting shall be permitted and the use of firearms is prohibited.
9. No lot, tract or portion of a lot or tracts of the plat shall be divided, and sold, ownership changed or transferred, whereby ownership of any portion of this plat shall be less than 7200 square feet nor less than 50 feet in width as measured along the waterfront, or any ownership left without bordering a street, or leaving a property line closer than 5 feet to a building.
10. No lots shall be used or employed in whole or in part in the conduct of any business or commercial undertaking.
11. Subject to articles of incorporation and by-laws of Carlyon Beach Homeowners Association, Inc. and regulations, restrictions, and reservations contained therein.
12. The covenants are covenants running with the land and shall be binding on all parties until January 1, 1980, and thereafter, unless by a vote of 65% of the owners of lots it is agreed to change the covenants in whole or in part.