

Return Address:

The John's Real Estate Corporation
PO Box 3196
Wenatchee, WA 98807

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS

Reference numbers of related documents: _____

Grantor:

1. Corning and Sons, LLC
2. The John's Real Estate Corporation
3. Bald Eagle Three, LLC
4. John J. & Mary Ann V Corning Estate

Grantee:

1. Corning and Sons, LLC
2. The John's Real Estate Corporation
3. Bald Eagle Three, LLC
4. John J. & Mary Ann V Corning Estate

Legal Description:

1. Portions of Sec. 23, T. 23 N., R. 20, E.W.M. .
2. Additional legal description attached as Exhibit "A"

Assessor's Property Tax Parcel Account Number(s): See Attached Exhibit "D"

THIS DECLARATION, made this 15th day of August, 2024, by Corning and Sons LLC, The John's Real Estate Corporation, Bald Eagle Three, LLC, and John J & Mary Ann V Corning Estate hereinafter referred to as "Declarant".

Whereas, the Declarant is the owner of certain real property located in the County of Douglas, State of Washington, described as:

See Exhibit "A" attached, and map attached as Exhibit "C", and Exhibit "D" hereto. Declarant will convey the said property, subject to the following covenants and restrictions.

NOW, THEREFORE, Declarant hereby declares that all of the property described above shall be held, sold and conveyed subject to the following covenants and restrictions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property. These covenants and restrictions shall run with the land for a period of fifty (50) years from the date of recording and shall be binding upon all parties having or acquiring any right, title or interest in and to the above described property or any part thereof, and the same shall inure to the benefit of each owner thereof; PROVIDED, that at the end of the said fifty (50) years, the said covenants shall be automatically extended for successive periods of twenty (20) years. Amendment hereto during the first fifty years may be accomplished by an instrument signed by not less than sixty-seven percent (67%) of the property owners and thereafter by an instrument signed by not less than sixty-seven percent (67%) of the property owners. Any amendment must be properly recorded.

DEFINITIONS

- 1.1 Properties. The term "properties" shall mean and refer to that certain real property heretofore described, and any additions thereto.
- 1.2 Parcel. The term "parcel" shall mean and refer to any individual division of the above described property and any additions thereto.
- 1.3 Property Owner. The term "property owner" as used herein shall mean any person who agrees in writing to be bound by the terms of the covenants and restrictions; the successors and assigns of any such person; and any person who hereafter acquires a fractional portion of real property owned by such person. In the event real property subject hereto is being purchased

pursuant to a real estate contract, the contract vendee, not the contract vendor, shall be deemed the "property owner" of such real property.

II. COVENANTS AND RESTRICTIONS

2.1 NUISANCES. No noxious or offensive activity shall be carried on upon any of the said properties, nor shall anything be done thereon which may become an annoyance or nuisance to the other property owners.

2.2 REFUSE. No trash, garbage, refuse or other solid waste of any kind, including inoperative vehicles, appliances, or furniture, shall be kept on any parcel. No parcel shall be used or maintained as dumping ground for rubbish, refuse or garbage. Garbage and similar waste must be kept in sanitary containers out of view of other property owners. All equipment, utility trailers and wood piles shall be concealed from the view of other property owners.

2.3 Single Family Dwelling. Only one single family dwelling, garage and barn shall be permitted on each parcel. Parcels of adequate size may have a second building for Guest House/Accessory Dwelling if permitted by Douglas County.

2.4 Structures Permitted. Double wide, or larger, mobile or modular constructed homes are permitted, so long as the year of the mobile or modular is not older than five (5) years old at the time installed. Log homes are permitted. Temporary camper trailer, travel trailers and motor home (collectively temporary vehicles) are allowed during construction and if no permanent residential structure exists on the premises may be occupied for a period not to exceed nine months in any year. Said temporary vehicles may be stored on the premises thereafter. No such vehicles shall be allowed on the property at any time, unless hidden from view, if such vehicles are in run-down or unsightly condition.

2.5 Term of Completion. Structures, landscaping and skirting shall be completed within one (1) year of beginning of construction, unless events occur that are beyond the property

owner's control.

2.6 Business or Commercial Activity. No business or commercial activity of any kind may be carried on in or from any parcel which shall create any substantial dust, noise or noxious smell or be in violation of any law, ordinance or regulation.

Construction Equipment. No construction equipment, trucks or stationary trailers larger than one (1) ton, shall be permitted on any parcel or parked on any street, except for the purpose of construction within the parcel or incidental to allowed agricultural activities on the property.

2.8 Maintenance of Properties. All property and improvements on any parcel shall be kept and maintained by the property owner thereof in a clean, safe and attractive condition.

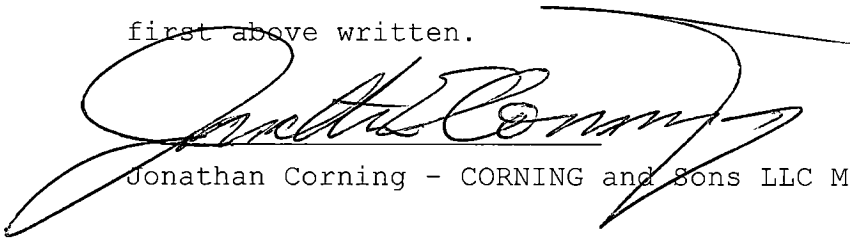
2.9 No Hazardous Activities. No activities shall be conducted on any parcel and no improvements constructed on any parcel which are or might be unsafe or hazardous to any person or property.

Enforcement. In the event that any of the covenants and restrictions herein set forth are violated, the Declarant and/or property owners may:

- a. Give the offending property owner notice to correct the violation, fixing reasonable time limits.

Seek the aid of the Superior Court of Douglas County, State of Washington to obtain an injunction or such other relief as the court deems equitable; in this event the property owner shall be obligated, in the discretion of the Court, to pay all reasonable costs incurred by Declarant and/or property owners, including reasonable attorney's fees.

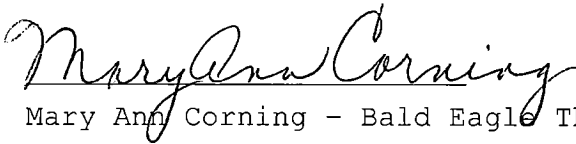
IN WITNESS WHEREOF, the undersigned, being the Declarant, have
signed these Protective Covenants and Restrictions the day and
year
first above written.



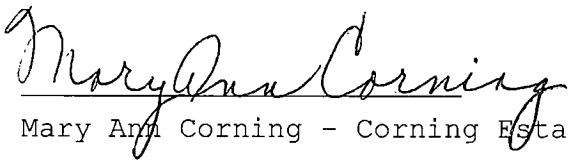
Jonathan Corning - CORNING and Sons LLC Member



Jonathan Corning - The Johns Real Estate Corporation



Mary Ann Corning - Bald Eagle Three LLC Member



Mary Ann Corning - Corning Estate

STATE OF WASHINGTON)
) : SS
COUNTY OF Chelan)

On this 15th day of August, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me, Mary Ann Corning, to me known to be a member of Bald Eagle Three Limited Liability Company, the limited liability company that executed the forgoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument. witness my hand and official seal hereto affixed the day and year first above written.



Linda Morton
NOTARY PUBLIC in and for the
State of Washington, residing at
Wenatchee
My appointment expires 1/6/2026

STATE OF WASHINGTON)
 : SS
COUNTY OF *Chelan*)

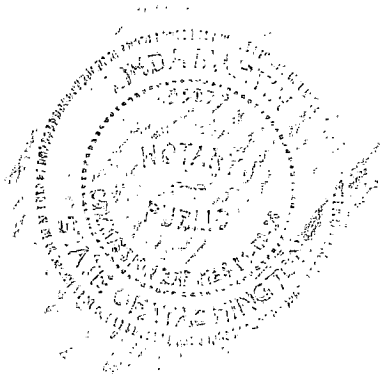
On this 15th day of August, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me, Jonathan Corning, to me known to be a member of Corning and Sons Limited Liability Company, the limited liability company that executed the forgoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that ~~she~~ is authorized to execute the said instrument. witness my hand and official seal hereto affixed the day and year first above written.



Landa Marton
NOTARY PUBLIC in and for the
State of Washington, residing at
Wenatchee
My appointment expires *1/6/2026*

STATE OF WASHINGTON)
 : SS
 COUNTY OF Chelan)

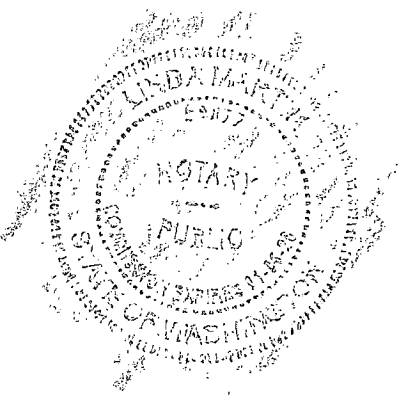
On this 15th day of August, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me, Jonathan E. Corning, to me known to be the President of The John's Real Estate Corporation, the Corporation that executed the forgoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said ~~limited liability~~ company, for the uses and purposes therein mentioned, and on oath stated that ~~she~~^{he} is authorized to execute the said instrument. witness my hand and official seal hereto affixed the day and year first above written.



Linda Morten
 NOTARY PUBLIC in and for the
 State of Washington, residing at
 Wenatchee
 My appointment expires 1/6/2026

STATE OF WASHINGTON)
): SS
COUNTY OF Chelan)

On this 15th day of August, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me, Mary Ann Corning, to me known to be the principal owner of the Corning Estate, the estate that executed the forgoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument. witness my hand and official seal hereto affixed the day and year first above written.



Linda Martin
NOTARY PUBLIC in and for the
State of Washington, residing at
Wenatchee
My appointment expires 1/6/2026

Benefitted properties:

EXHIBIT "A"

1. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 2 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266614, records of Douglas County, Washington.
2. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 3 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266614, records of Douglas County, Washington.
3. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 6 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266614, records of Douglas County, Washington.
4. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 7 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266614, records of Douglas County, Washington.
5. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 1 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
6. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 2 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
7. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 4 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
8. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 3 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
9. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 5 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
10. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 6 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
11. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 8 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
12. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 7 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
13. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 9 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.

14. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 10 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
15. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 12 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
16. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 11 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
17. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 14 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
18. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 15 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
19. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 16 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
20. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 1 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
21. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 2 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
22. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 3 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
23. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 4 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
24. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 5 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
25. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 6 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
26. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 7 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.

EXHIBIT "A" CONTINUED

27. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 8 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
28. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 9 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
29. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 10 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
30. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 11 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
31. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 2 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
32. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 3 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
33. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 4 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
34. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 5 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
35. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 7 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
36. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 8 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
37. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 9 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
38. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 11 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
39. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 12 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.

EXHIBIT "A" CONTINUED

40. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Parcel B of that certain boundary line adjustment recorded under Auditor's File No. 3221734 records of Douglas County, Washington.
41. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 2 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3170239, records of Douglas County, Washington.
42. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 3 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3170239, records of Douglas County, Washington.
43. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Parcel B of that certain boundary line adjustment recorded under Auditor's File No. 3172498 records of Douglas County, Washington.
44. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 4B of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3170239, records of Douglas County, Washington.
45. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 5 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3170239, records of Douglas County, Washington.
46. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 4 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266614, records of Douglas County, Washington.
47. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 13 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266988, records of Douglas County, Washington.
48. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 12 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266615, records of Douglas County, Washington.
49. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 10 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
50. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 6 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
51. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 1 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266482, records of Douglas County, Washington.
52. That portion of Section 23, T. 20 N., R. 23 E.W.M. described as Lot 1 of that certain Tax Parcel Segregation Request recorded under Auditor's File No. 3266614, records of Douglas County, Washington.

EXHIBIT "A" CONTINUED

EXHIBIT "C"

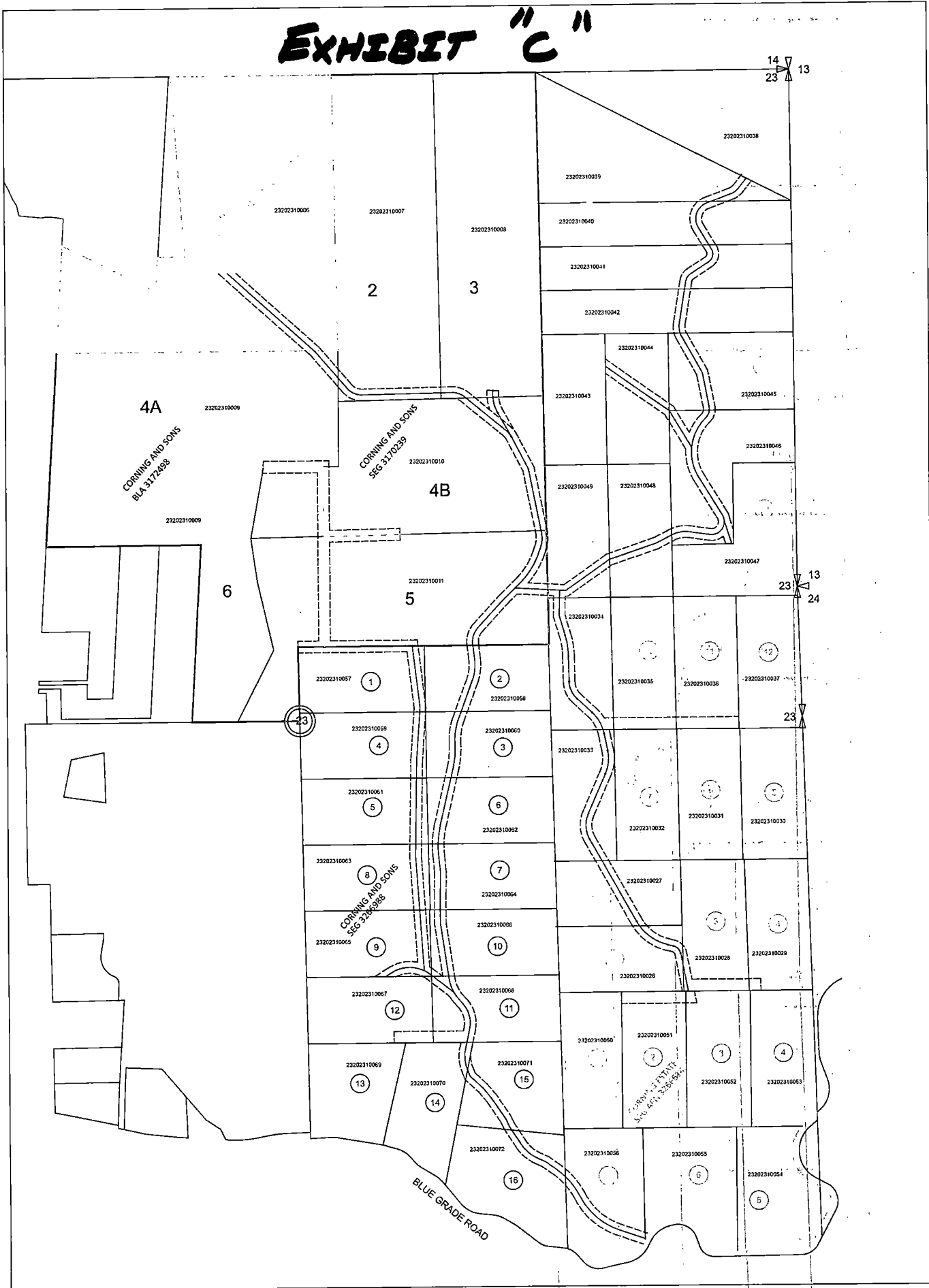


Exhibit "D"

Parcel Numbers

23202310006	23202310007	23202310008
23202310009	23202310010	23202310011
23202310057	23202310058	23202310059
23202310060	23202310061	23202310062
23202310063	23202310064	23202310065
23202310066	23202310067	23202310068
23202310069	23202310070	23202310071
23202310072	23202310038	23202310039
23202310040	23202310041	23202310042
23202310043	23202310044	23202310045
23202310046	23202310047	23202310048
23202310049	23202310034	23202310035
23202310036	23202310037	23202310033
23202310032	23202310031	23202310030
23202310029	23202310028	23202310027
23202310026	23202310050	23202310051
23202310052	23202310053	23202310054
23202310055	23202310056	