

**RESTRICTIVE AND PROTECTIVE COVENANTS OF STAR LAKE COMMUNITY
CLUB, INC.
1989
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As of the date of this Agreement, all property shall be and remain subject to this Agreement and to the general restrictions herein. These Restrictions are binding on all owners of lots, and run with the land within the Association's Boundaries.

These are the covenants that apply to all subdivisions within the Star Lake Community:

1. All lots shall be used for residential purposes only.
2. All lots shall be subject to an easement 5 ft. in width parallel with and adjacent to all lot lines for purposes of utilities and drainage.
3. No permanent structure or building shall be constructed on any lot, tract or parcel of this plat which does not conform to Mason County Building regulations.
4. All buildings or structures to be one story in height not counting basement, except when variance is granted by the architectural committee of the Star Lake Community Club, Inc.
5. No hunting shall be permitted and the use of firearms is prohibited.
6. No lot, tract, or portion of a lot or tract of this plat shall be divided and sold or resold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall not be less than 7,000 square ft. nor less than 50 ft. in width as measured along the waterfront, or any ownership left without bordering on a street, or leaving a property line closer than 5 ft. to a building.
7. No lots or lots shall be used or employed in whole or in part in the conduct of any business or commercial undertaking. No dance hall, store, amusement resort or commercial building whatsoever shall be placed on any lot, nor shall boats be permitted to be kept for public rental; and no lot shall be used for public parking of vehicles. No dock or boathouse shall be used for any commercial purposes or any public use.
8. No owner shall interfere with the reasonable use of the lake or community areas for boating or other pleasure uses of the owners. Boat speeds shall not exceed 10 miles per hour and water skiing is prohibited.
9. Subject to Articles of Incorporation and By-Laws of the Star Lake Community Club, Inc., and regulations, restrictions and reservations contained therein.
10. These covenants are covenants running with the land and shall be binding on all parties until January 1, 1985 and thereafter, unless by vote of 65% of the then owners of lots it is agreed to change covenants in whole or in part.

These are the covenants that also apply to Star Lake Plat No. 1:

1. No dwelling structure shall be constructed on any tract between the line of ordinary high water and the building restriction line running along the toe of natural ground as shown on this plat; and in no case closer than 25 feet from the line of ordinary high water.
2. No building or structure shall be built closer than 5 feet to any side or rear property line nor closer than 25 ft. from the front property line.
3. All building plans to be submitted to architectural committee of the Star Lake Community Club, Inc. prior to the commencing of any construction. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until exteriors of such buildings and structures are completed and painted or otherwise suitably finished.
4. Sewage systems shall be located as specified by the Mason County Health Department. All septic tank drain fields shall have a minimum of 150 linear feet of drain tile and a septic tank of minimum 500 gallon capacity. On water front lots, all drain fields shall be a minimum of 50 feet from the Mean High Waterline.
5. No poultry or livestock shall be kept or maintained except riding horses for the personal use of the owner may be kept on any lot excepting waterfront lots.

These are the covenants that also apply to Star Lake Plat No. 2:

1. No dwelling structure shall be constructed on any tract between the line of ordinary high water and the building restriction line running along the toe of natural ground as shown on this plat; and in no case closer than 25 feet from the line of ordinary high water.
2. No building or structure shall be built closer than 5 feet to any side or rear property line nor closer than 25 ft. from the front property line.
3. All building plans to be submitted to architectural committee of the Star Lake Community Club, Inc. prior to the commencing of any construction. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until exteriors of such buildings and structures are completed and painted or otherwise suitably finished.
4. Sewage systems shall be located as specified by the Mason County Health Department. All septic tank drain fields shall have a minimum of 150 linear feet of drain tile and a septic tank of minimum 750 gallon capacity. On water front lots, all drain fields shall be a minimum of 50 feet from the extreme high waterline.
5. No poultry or livestock shall be kept or maintained except riding horses for the personal use of the owner may be kept on any lot excepting waterfront lots.

These are the covenants that also apply to Star Lake Plat No. 3:

1. No building and no other structure, pier, dock, fence extending higher than 3 ft. from the ground at of ordinary high water elevation at the community lake in lot 253, shall be built between lot 253 and the building setback line as shown face this plat.
2. No building or structure shall be built closer than 5 feet to any side or rear property line nor closer than 25 ft. from the front property line.
3. All building plans and plans for piers, docks, and floats to be submitted to architectural committee of the Star Lake Community Club, Inc. prior to the commencing of any construction. The exteriors of all buildings and structures shall be completed and painted or otherwise suitable finished within one year from commencement of construction.
4. No house trailers or temporary dwellings shall be permitted in this plat except on lots 201 and 202.
5. No dock, pier, or float shall be constructed or used which extends beyond any lot line into lot 253.
6. Sewage systems shall be located as specified by the Mason County Health Department. All septic tank drain fields shall have a minimum of 150 linear feet of drain tile and a septic tank of a minimum 750 gallon capacity. On water front lots no drain field shall be located between the line of ordinary high water and the drain field setback line as shown on the face of this plat and in no case shall a drain field be located closer than 90 feet from the line of ordinary high water of the community lake in lot 253.
7. No poultry or livestock shall be kept or maintained except riding horses for the personal use of the owner may be kept on any lot excepting waterfront lots.
8. Upon the issuance of a building permit and prior to construction of individual sewage facilities on any lot approval must be obtained from the Thurston-Mason Health District. Percolation tests and soil depth determinations may be required. Minimum regulations of the Thurston-Mason Health District current at the time any application is submitted shall be followed.

These are the covenants that also apply to Star Lake Plat No. 4:

1. No building or structure shall be built closer than 5 feet to any side or rear property line nor closer than 25 ft. from the front property line.
2. All building plans to be submitted to architectural committee of the Star Lake Community Club, Inc. prior to the commencing of any construction. The exteriors of all buildings and structures shall be completed and painted or otherwise suitable finished within one year from commencement of construction.
3. No house trailers or temporary dwellings shall be permitted in this plat.
4. Sewage systems shall be located as specified by the Mason County Health Department. All septic tank drain fields shall have a minimum of 150 linear feet of drain tile and a septic tank of a minimum 750 gallon capacity. On water front lots along the stream flowing into community lake in Star Lake No. 3, no drain field shall be located between the line of ordinary high water and the drain field setback line as shown on the face of this plat.
5. No poultry or livestock shall be kept or maintained.
6. Upon the issuance of a building permit and prior to construction of individual sewage disposal facilities on any lot, approval must be obtained from the Thurston-Mason Health District. Percolation tests and soil depth determinations may be required. Minimum regulations of the Thurston-Mason Health District current at the time any application is submitted shall be followed.

These are the covenants that also apply to Star Lake Plat No. 5:

1. No dwelling structure shall be constructed on any tract closer than 25 ft. from the line of ordinary high water.
1. No building or structure shall be built closer than 5 feet to any side or rear property line nor closer than 25 ft. from the front property line. The building setback line on lots 1 thru 5 shall be 25 ft. from the margins of both Star Lake Drive and Star Point Way.
2. All building plans to be submitted to architectural committee of the Star Lake Community Club, Inc. prior to the commencing of any construction. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until exterior of such buildings and structures are completed and painted or otherwise suitable finished.
3. Sewage systems shall be located as specified by the Mason County Health Department. All septic tank drain fields shall have a minimum of 150 linear feet of drain tile and a septic tank of a minimum 750 gallon capacity. On water front lots all drainfields shall be a minimum of 50 feet from Mean High Waterline.
5. No poultry or livestock shall be kept or maintained on any lot.

6. Prior to the issuance of a building permit and prior to construction of individual sewage disposal facilities on any lot, approval must be obtained from the Thurston-Mason Health District. Percolation tests and soil depth determinations may be required. Minimum regulations of the Thurston-Mason Health District current at the time any application is submitted shall be followed.