

## **RIIA COVENANTS, CONDITIONS AND RESTRICTIONS**

AMENDED AND RESTATED

KUHN'S RAFT ISLAND

RECITALS

A. The undersigned are the owners of real property on Raft Island, Washington, which was subdivided and platted pursuant to the following plats recorded with the Pierce County Auditor (hereinafter collectively referred to as the "Plats," with the real property described in the Plats collectively referred to as "Raft Island"):

Kuhn's Raft Island, recorded under Auditor's File No.1421131

Replat of Kuhn's Raft Island, recorded under Auditor's File No. 1909760

Raft Island Second Addition, recorded under Auditor's File No. 2074680

B. Pursuant to the provisions of the original plat of Kuhn's Raft Island, which covered the entire Island, the restrictions on development contained in that plat can be changed or modified in writing by a majority of the owners of lots or tracts in the plat.

C. The owners of property on Raft Island desire to change and modify the restrictions that apply to Raft Island, by amending and restating the restrictions in their entirety, for the purpose of promoting the value of their property, and to enhance the quality of life and environment for the enjoyment of all property owners.

D. These Amended and Restated Covenants, Conditions and Restrictions are imposed pursuant to a general plan to benefit and bind all tracts or parcels on Raft Island, and each and every building site, and to bind all persons, together with their successors in interest, who may, at any time, and from time to time, own any property on Raft Island.

ARTICLE I.

GENERAL PLAN OF DEVELOPMENT

All real property on Raft Island shall be used solely and exclusively for private, single family residences with appurtenant structures, as hereinafter provided, except for the All Saints Camp which may continue its current use. Only one residence shall be constructed on each lot as shown on the Plats (hereafter referred to as "Lots"), and no Lot shall be divided except for the purpose of attaching portions thereof to adjacent Lots.