

RIIA CC&R's

ARTICLE VI.  
PROTECTIVE COVENANTS

In addition to the general residence restriction specified in Article I above, all Lots and Lot Owners are restricted and limited as follows:

(a) Mobile Homes. There shall not be kept or used on any Lot, a mobile home, "doublewide" mobile home, trailer home, other movable structures, or structures which at any time were affixed to wheels, to be used or designed for use as a residence, outbuilding, garage or carport.

(b) Temporary Structures. No trailer, basement, shack, garage, barn or other outbuilding erected on any lot, or any other structure of a temporary character, shall be used as a residence.

(c) Completion of Construction All structures shall be complete as to external appearance, including finished painting, within 24 months from the date of commencement of construction.

(d) Set-backs and Sight Distances. No structure of any type, fence, wall, hedge or shrub planting may be placed or permitted to remain closer to the Raft Island roads than is permissible under the Pierce County Zoning Code and Building Ordinance, nor shall any structure, fence, wall, hedge or shrub planting be placed in such a manner that it obstructs sight lines along roads in a manner impermissible under Pierce County Code requirements regarding road approach distances and stopping distances.

(e) Vehicle Parking: RIIA shall have the authority to remove any vehicle or boat that has been abandoned or creates a hazard, at the owner's expense.

(f) Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes. Animals which are specifically prohibited include, but are not limited to: poultry, pigs, goats, cows, horses, and llamas.

(g) Firearms. No hunting or discharge of any projectile shall be permitted on any Lot or Common Areas. This restriction shall not be intended to preclude an individual's right to protect his or her property or person.

(h) Nuisances. No noxious or offensive thing, or noxious or offensive use shall be permitted or maintained upon any Lot or Common Area. All Lot Owners shall be considerate of other Lot Owners and shall limit noise, odors and other nuisances.

(i) Business and Commercial Use. No trade, craft, business or manufacturing enterprise of any kind shall be conducted upon any Lot or within the building located on any Lot, except for the use as a camp of the Lots comprising the All Saints Camp, and the use of Lots for home occupations that meet the following criteria:

(i) The home occupation must be clearly incidental and subordinate to the use of the structure as a residence;

(ii) There shall be no change in the outside appearance of the residence or other visible evidence that the residence is being operated as a home occupation, such limitation to preclude any outdoor display or storage of materials, goods, supplies, equipment or vehicles, and the exterior display of business signs; and

(iii) The home occupation shall not generate nuisances such as traffic, on-street parking, noise, odors, fumes, electrical interference, or hazards to any greater extent than those usually experienced in a residential neighborhood.