

3195389

RESTRICTIVE COVENANTS AND RESERVATIONSRECORDED WITH PLAT OF CARLETON PARK TERRACE

Division No. 3.

Whereas Mr. C. F. Bishop, Jr., hereinafter called The Owner, is the Owner of the following described land: The Northwest quarter of the Northeast Quarter of the Northeast Quarter of Section 22, Township 25 North, Range 3 East W.M., EXCEPT the north 30 feet thereof and EXCEPT the south 30 feet and the west 30 feet thereof conveyed to the City of Seattle by deed, records of King County, for street purposes.

And Whereas the said Owner is about to file for record in the office of the Auditor of King County, Washington a plat of said land, which plat will be known as Carleton Park Terrace, Division No. 3. And Whereas following the filing of said plat the said Owner will make sales of the real property embraced in said plat, and said Owner desires that all sales of such real property shall be made subject to certain reservations and protective and restrictive covenants, the purpose of which are to insure the use of the property for attractive residential purposes to prevent nuisance, to maintain the desired benefit and enjoyment of his home, with no greater restrictions upon the free and undisturbed use of his property than are necessary to insure the same advantages to other owners.

Now therefore Know All Men By These Presents:

That the said Owner hereby certifies and declares that the Owner has established and hereby does establish a general plan for the development, improvement, maintenance, and protection of the real property embraced in said plat and has established and does establish the protective restrictions and reservations hereinafter set forth upon, and subject to which, all lots, tracts, and parcels of land shall be held and/or sold by such Owner, and each of which is, and all of which are, for the benefit of the real property embraced in said plat, and all persons who may become the owners of lots, tracts, or parcels of land in said plat, and each and all of which shall inure to and pass with each and every lot, tract or parcel of land in said plat, and shall apply to and bind the respective successors in interest of every owner in said plat, and which restrictions are and each thereof is imposed upon the real property embraced in said plat as a servitude in favor of the real property embraced in said plat and each and every lot, tract or parcel of land in said plat as the dominant tenement or tenements as follows, to-wit:

- (1) All lots in Carleton Park Terrace, Division No. 3 are designated residence lots and no structure shall be erected on any residential lot other than one detached single family dwelling not to exceed two stories in height and a one or two car garage.
- (2) No buildings shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line, except that on all building plots in Block 1, no building shall be located on any residential lot nearer than 15 feet to the front lot line, no building, except a garage or other outbuilding located 70 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.
- No residence or attached appurtenance shall be erected on any lot farther than 40 feet from the front lot line, except in Block 1 which shall not be farther than 30 feet from front lot line.
- (3) No residential structure shall be placed on any substantial building plot which has an area of less than 6000 square feet nor a width of less than 50 feet at the front building setback line.
- (4) No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (5) No residence property shall at any time, directly or indirectly be rented or leased in whole or in part to any person or persons not of the White or Caucasian race. No person or persons other than one of the White or Caucasian race shall be permitted to occupy any portion of any residence lot or of any building thereon except a domestic servant actually employed by a White occupant of such lot and/or building.





