

3562998

DECLARATION OF PROTECTIVE RESTRICTIONS

Know all men by these presents that the owners of:

That portion of the north half of the southeast quarter of Section 25, Township 23 North, Range 3 East, W.M., described as follows:

Beginning at the northwest corner of the northwest quarter of the southeast quarter of said Section 25; thence north $87^{\circ}54'45''$ east along the north line thereof 584.845 feet to the true point of beginning; thence continuing north $87^{\circ}54'45''$ east along said north line 713.215 feet to the northeast corner of said northwest quarter of the southeast quarter; thence south $0^{\circ}13'56''$ east along the east line thereof 400.195 feet; thence north $87^{\circ}59'04''$ east 215.232 feet; thence south $0^{\circ}13'02''$ west 460.350 feet; thence south $87^{\circ}59'04''$ west 26.53 feet; thence south $0^{\circ}13'56''$ east 247.886 feet; thence south $87^{\circ}59'04''$ west 185.09 feet to the east line of said northwest quarter of the southeast quarter; thence south $0^{\circ}13'56''$ east along said east line 200.097 feet to the southeast corner thereof; thence south $88^{\circ}53'23''$ west along the south line of said subdivision, 177.88 feet; thence north $32^{\circ}51'12''$ west 390.385 feet; thence south $88^{\circ}53'23''$ west 219.75 feet; thence north $1^{\circ}06'47''$ west 20.00 feet; thence south $88^{\circ}53'23''$ west 90.00 feet to a point from which the true point of beginning bears north $1^{\circ}06'47''$ west; thence north $1^{\circ}06'47''$ west 944.084 feet to the true point of beginning. EXCEPT the north 400 feet thereof.


by the execution and recording of this instrument do hereby establish the protective restrictions, conditions and covenants hereinafter set forth upon and subject to which all lots, tracts and parcels of land in said plat shall hereafter be held or sold or conveyed by him as such owner, and shall inure to and pass with said property and each and every parcel of land therein and shall apply to and bind the respective successors in interest of each and all of the present and future owners of said land in said plat, and are hereby imposed upon said land as a servitude in favor of said property and each and every lot, tract and parcel of land therein as a dominant tenement or tenements as follows, to-wit:

- (a) All lots in the tract shall be known and described as residential lots. No residential lot shall be resubdivided into building plots having less than 6000 square feet of area or a width of less than 60 feet each, nor shall any building be erected on any residential building plot having an area of less than 6000 square feet or a frontage of less than 60 feet. No structure shall be erected on any residential building plot other than one detached single-family dwelling and necessary outbuildings.
- (b) No building shall be erected on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 5 feet to any side lot line. Provided the side line restriction shall not apply to a garage located on the rear one-quarter of a lot, provided further that on corner lots no structure shall be permitted nearer than 15 feet to the side street line. For the purposes of these restrictions the "front lot line" of all corner lots shall be considered the boundary of said lot having the least street frontage.
- (c) 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.
- (d) Said premises shall not be sold to, leased to, or occupied by any person other than of the White or Caucasian race, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality actually employed in good faith by the owner or tenant.
- (e) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence.
- (f) No structure shall be moved onto any lot unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with existing structures in the tract.
- (g) No building shall be erected on any lot until the design and location thereof have been approved in writing by a majority of the members of a committee appointed by the subdivider, or if the subdivider fails to appoint such a committee then by a committee elected by a majority of the owners of lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days after written request, then such approval will not

be required provided the design and location on the lot conform to and are in harmony with existing structures in the tract. In any case either with or without the approval of the committee, no dwelling costing less than \$8000.00 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 750 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one-and-one-half or two-story structure. All residence structures shall be connected with adequate sewage disposal facilities through septic tanks constructed and located so as not to pollute existing streams.

- (h) The owners or subdividers reserve the right to set aside such portion of the property hereinabove referred to as shall not have been previously sold for residential purposes, as may be necessary or convenient for the installation of one or more water systems, including pumps, tanks, dams and any other structures used in connection therewith, to serve the property hereinabove described and any adjoining property, and any property reserved for such use shall not be subject to these restrictions.
- (i) These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1971, at which time said covenants and restrictions shall terminate.
- (j) If any person, firm or corporation shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1971, it shall be lawful for any other person or persons or corporation owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violations.
- (k) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF the party hereto has hereunto set his hand and seal the 26th day of April 1946.


 Delzell Muller
 Alice Latimer
 Margaret Stokes
 Allan W. Latimer

STATE OF WASHINGTON)
: SS.
COUNTY OF KING)

On this day personally appeared before me JOHN MULLER and DELZELLE MULLER, his wife, and ALLAN W. LATIMER, and ALICE T. LATIMER, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26th of April, 1946

Esther Gilbert

NOTARY PUBLIC in and for the State of Washington, residing at



STATE OF WASHINGTON)
: SS.
COUNTY OF KING)

On this day personally appeared before me MRS. MARGARET STOKES, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26th of April, 1946.

Barbara Galey

NOTARY PUBLIC in and for the State of Washington, residing at Seattle



Filed for Record Apr. 26 1946 2:12 P.M.
Request of Allan W. Latimer
ROBERT A. MORRIS, County Auditor

GREGORY HEIGHTS PARK

IN SECTION 25, T23N, R3E, W.M.

KING COUNTY, WASHINGTON

D. H. HAINES - ENGINEER

NOVEMBER 1951

SCALE 1 INCH = 100 FEET

DESCRIPTION This plat of GREGORY HEIGHTS PARK embraces all of Lot Nine (9), Block One (1), of the Assessor's Plat of Normandy Park Highlands, according to plat thereof recorded in Volume Forty Seven (47) of plats, Page Thirty-Three (33), records of King County, Washington.

All courses and distances are as shown upon the face of this plat. All monuments are of concrete. Subject to Mineral Rights Vol. 1408 Deeds p. 143

DEDICATION KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, ALLAN W. LATIMER and ALICE T. LATIMER, his wife, owners in fee simple of the land hereby platted; GEORGE R. SMITH and FRANCES A. SMITH, his wife, contract purchasers of the land hereby platted; and the GUARANTY NATIONAL BANK of WHITE CENTER, a national banking association, mortgagee of the land hereby platted: hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts or fills upon the lots shown on this plat in the original reasonable grading of all the streets and avenues shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 11th day of December A.D. 1951.

Allan W. Latimer Alice T. Latimer
George R. Smith Frances A. Smith
 GUARANTY NATIONAL BANK OF WHITE CENTER
H. M. Williams H. M. Williams
 VICE-PRESIDENT CASHIER

ACKNOWLEDGMENT STATE OF WASHINGTON } S.S.
 COUNTY OF KING }
 THIS IS TO CERTIFY that on this 11th day of December A.D. 1951 before me, the undersigned, a Notary Public, personally appeared ALLAN W. LATIMER and ALICE T. LATIMER, his wife, and GEORGE R. SMITH and FRANCES A. SMITH, his wife; to me known to be the persons who executed the foregoing dedication, and who acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above mentioned.

Esther Gilbert
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT SEATTLE

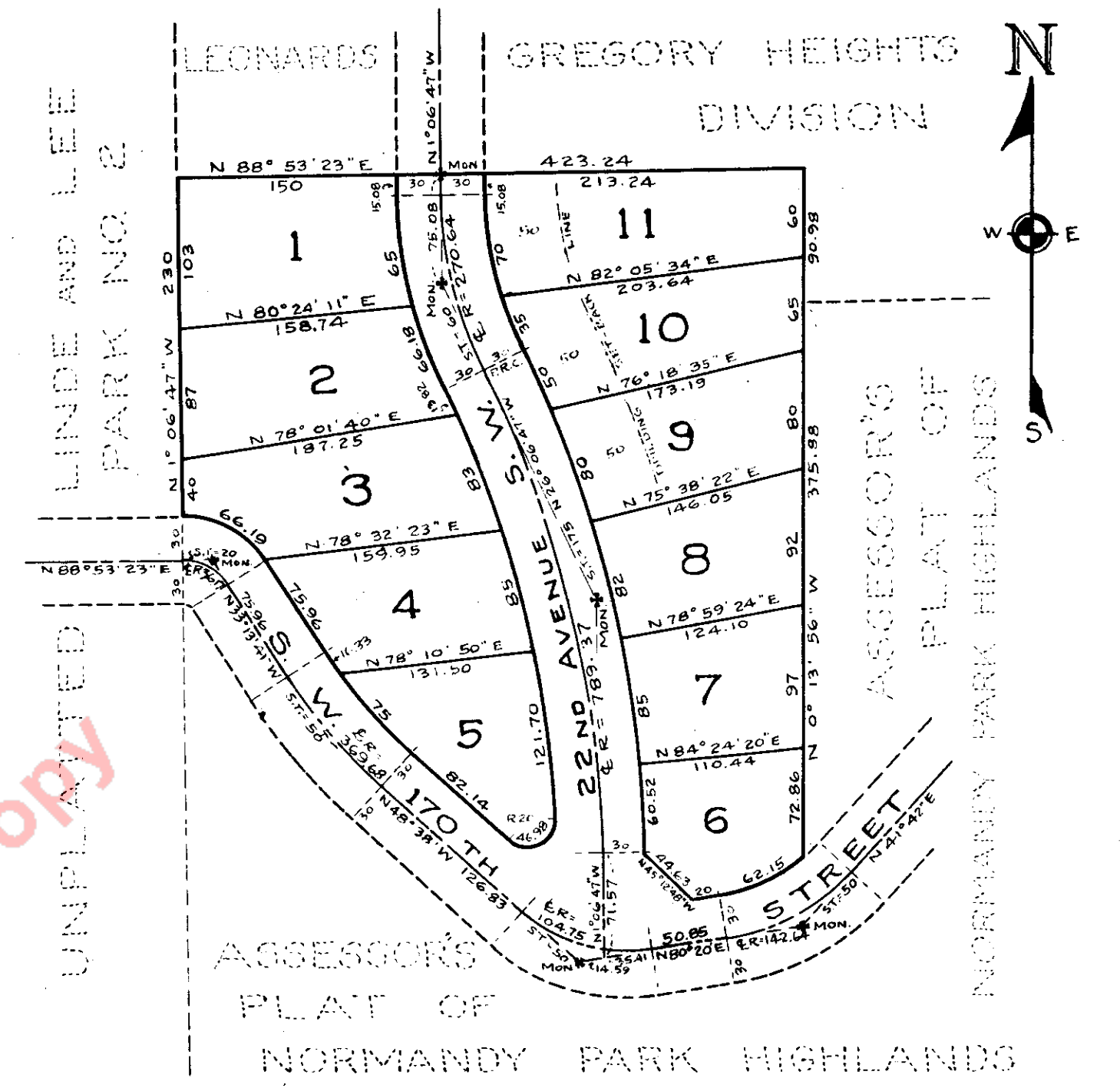
ACKNOWLEDGMENT STATE OF WASHINGTON } S.S.
 COUNTY OF KING }
 THIS IS TO CERTIFY that on this 11th day of December A.D. 1951 before me, the undersigned, a Notary Public, personally appeared W. R. RHODES and H. M. WILLIAMS, to me known to be the VICE-PRESIDENT and CASHIER respectively of the GUARANTY NATIONAL BANK of WHITE CENTER, the national banking association that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said association for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the official seal of said association.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Nancy A. Stark
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT SEATTLE

CERTIFICATE I hereby certify that the within plat of GREGORY HEIGHTS PARK is based upon an actual survey and subdivision of Section 25, township 23 north, range 3 east, W.M.; that the distances and courses are shown thereon correctly; that the monuments have been set and lot and block corners staked correctly on the ground; that I have fully complied with the provisions of the statutes and of the regulations governing platting.

D. H. Haines
 CERTIFICATE NO. 2280 RENEWAL NO. 365 JAN. 1, 1951



RESTRICTIONS No lot or portion of a lot in this plat shall be divided and sold or resold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than the area shown on the face of this plat.

All lots in this plat are restricted to (R-1) RESIDENCE DISTRICT use governed by and subject to restrictions, rules and regulations of the county zoning resolution No. 11373 and subsequent changes thereto by official County Resolution. Approved for septic tanks installed with a minimum of 150 lineal feet of drain line, and in accordance with specifications of the KING COUNTY HEALTH DEPARTMENT. Subject to Restrictive Covenants recorded in Vol. 2465 page 500.

APPROVALS Examined and approved this 2nd day of January A.D. 1952.

[Signature]
 KING COUNTY ROAD ENGINEER
 Examined and approved this 14 day of JANUARY A.D. 1952.
 ATTEST: Ralph D. Bender
 CLERK - BOARD OF KING COUNTY COMMISSIONERS
[Signature]
 CHAIRMAN - BOARD OF KING COUNTY COMMISSIONERS

I hereby certify that the within plat of GREGORY HEIGHTS PARK is duly approved by the KING COUNTY PLANNING COMMISSION this 4th day of January A.D. 1952.

Taylor M. [Signature] CHAIRMAN
[Signature] SECRETARY

John B. [Signature]
 EXECUTIVE OFFICER
 4201913
 Filed for record at the request of the KING COUNTY PLANNING COMMISSION this 15th day of January A.D. 1952, at 13 minutes past 2 P.M. and recorded in VOLUME 49 of plats, PAGE 15 records of KING COUNTY, WASHINGTON.
 By: [Signature] DEPUTY COUNTY AUDITOR
Robert A. Morris KING COUNTY AUDITOR