

RE: HOMEACRES -SUB-DIVISION
Declaration of
Protective Restrictions

- 1 All lots in the tract shall be known and described as residential lots, and no structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached, single-family dwelling, not to exceed two stories in height and a private garage for not more than two cars.
- 2 No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such buildings shall have been approved in writing by a majority of a committee elected by the majority of owners of lots or appointed by subdivider or their authorized representative for conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to property and building setback lines. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days, 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. Said committee or their authorized representative shall act without compensation. Said committee shall act and serve until January 1, 1945, at which time the then record owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the land records their authorized representative who thereafter shall have all the powers subject to the same limitations as were previously delegated herein to the aforesaid committee.
- 3 No building shall be located on any residential building plot nearer than 20 feet to the front lot line except garage, porch or pagoda attached to dwelling nor nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to any side lot line, except a garage or other outbuilding located 70 feet or more from the front lot line.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet nor a width of less than 50 feet at the front building setback line.
5. No noxious or offensive trade or activity 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.
6. No persons of any race other than the White or Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
8. No dwelling costing less than \$3000 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 600 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.
9. That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within ⁶~~12~~ months from date of commencement of construction and shall be connected to septic tank or public sewerage. 6 mo
10. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until ^{1967 S.B.A} January 1, 1966, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the same covenants in whole or in part. 1967

11. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated 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 and either to prevent him or them from so doing or to recover damages or other dues for such violation.

12. 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.

Susan B. Armstrong
C. G. Armstrong

STATE OF WASHINGTON)
 County of King) ss,

THIS IS TO CERTIFY, That on this 7th day of April, 1941 before me the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Susan B. Armstrong, a widow, and C. G. Armstrong to me known to be the individuals described in and who executed the within instrument, and 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.

WITNESS my hand and official seal the day and year in certificate first above written.



Edwin E. Hopkins

Notary Public in and for the State of Washington,
 residing at Seattle.

Filed for Record May 7, 1941, 2:28 P.M.
 Request of S. B. Armstrong
 ROBERT A. MORRIS, County Auditor

3183818

HOMEACRES

TRACT "C" OF RAVENNA SPRINGS PARK ADDITION
IN SEC. 4 TWP. 25N. R. 4E. W. M.
KING CO. WASH

SCALE 1" = 100'

L.C. PORTER CIVIL ENGR.
APRIL 1941



DESCRIPTION

THIS PLAT OF HOMEACRES COVERS AND INCLUDES ALL OF TRACT "C" RAVENNA SPRINGS PARK ADD'N IN SEC. 4 TWP. 25N. R. 4E. W. M. ALL COURSES AND DIMENSIONS ARE AS SHOWN ON THE FACE OF THIS PLAT. ALL MONUMENTS ARE OF CONCRETE EXCEPT AS OTHERWISE DESIGNATED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, SUSAN B. ARMSTRONG AND CLIFFORD G. ARMSTRONG OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO ALL PARKS EASEMENTS OR WHAT EVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THE PLAT FOR THE PURPOSE THEREON INDICATED; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS AND TRACTS OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL THE STREETS, AVENUES, ALLEYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF WE HEREUNTO SET OUR HANDS AND SEALS THIS 8 DAY OF APRIL A. D. 1941

SUSAN B. ARMSTRONG
CLIFFORD G. ARMSTRONG

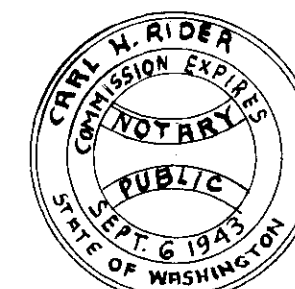
ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 8 DAY OF APRIL A. D. 1941 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED, SUSAN B. ARMSTRONG AND CLIFFORD G. ARMSTRONG 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 THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

CARL H. RIDER
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____



COVENANT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, SUSAN B. ARMSTRONG AND CLIFFORD G. ARMSTRONG, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY COVENANT AND AGREE THAT IN CONSIDERATION OF THE ACCEPTANCE AND APPROVAL BY THE PLATTING AUTHORITY OF THIS PLAT WITH CERTAIN STREETS, AVENUES, BOULEVARDS AND HIGHWAYS UNIMPROVED, WE WILL IMPROVE IN THE MANNER REQUIRED BY THE KING COUNTY PLATTING REGULATIONS ANY SUCH STREET, AVENUE, BOULEVARD OR HIGHWAY BEFORE THE SALE OF ANY PIECE OR PARCEL OF LAND ABUTTING ON ANY SUCH STREET, AVENUE, BOULEVARD OR HIGHWAY, OR DEPOSIT A BOND TO INSURE ITS IMPROVEMENT WITHIN ONE YEAR FROM SUCH SALE.

THIS COVENANT TO RUN WITH THE LAND IN THIS PLAT AND TO BE BINDING ON THE PLATERS FOR THE BENEFIT OF ALL SUCH PURCHASERS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 8 DAY OF APRIL A. D. 1941.

SUSAN B. ARMSTRONG
CLIFFORD G. ARMSTRONG

EXAMINED AND APPROVED THIS 28TH DAY OF APRIL A. D. 1941

TOM SMITH
CHAIRMAN, BOARD OF KING COUNTY COMM.

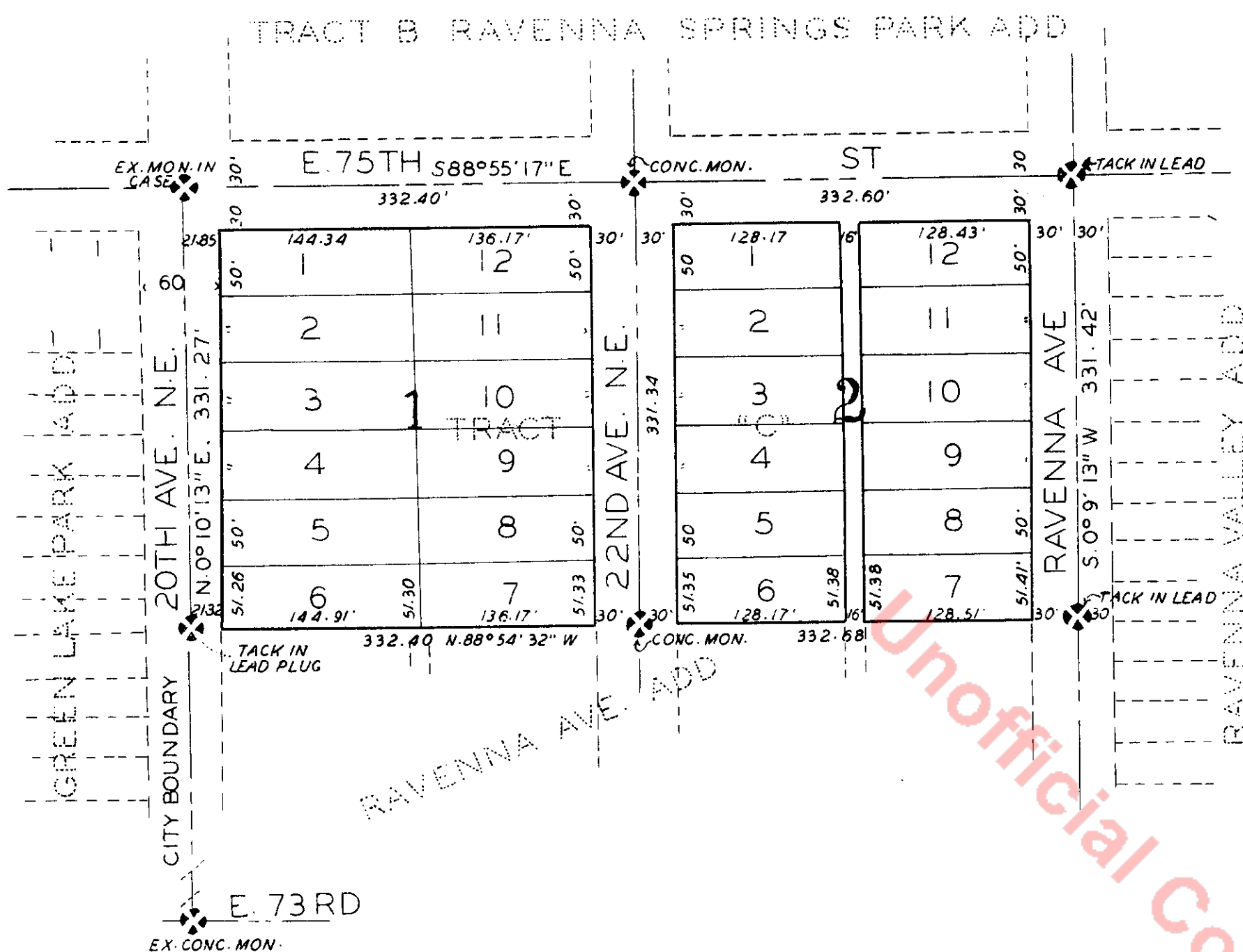
ATTEST ELMER H. KENNEDY
CLERK, BOARD OF KING COUNTY COMMISSIONERS.



FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 7 DAY OF MAY A. D. 1941 AT 26 MINUTES PAST 2 P. M. AND RECORDED IN VOL. 37 OF PLATS, PAGE 10, RECORDS OF KING COUNTY, WASHINGTON.

ROBERT A. MORRIS
KING COUNTY AUDITOR.

By M. J. R. WILLIAMS
DEPUTY COUNTY AUDITOR



RESTRICTIONS

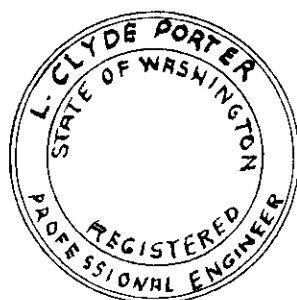
NO LOT, OR PORTION OF A LOT OF THIS PLAT, SHALL BE DIVIDED AND SOLD OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY; 6000 SQUARE FEET FOR RI- RESIDENCE USE NOR LESS THAN 50 FT. IN WIDTH.

ALL LOTS IN THIS PLAT ARE RESTRICTED TO RI- RESIDENCE DISTRICT USE, SINGLE FAMILY DWELLING ONLY, GOVERNED BY AND SUBJECT TO RESTRICTIONS, RULES AND REGULATIONS OF COUNTY RESOLUTION N° 6494 AND ANY SUBSEQUENT CHANGES MADE THEREIN BY OFFICIAL COUNTY RESOLUTION.

ADDITION RESTRICTIONS ARE FILED FOR THIS ADDITION IN VOLUME 1966 OF DEEDS AT PAGE 108.

I HEREBY CERTIFY THAT THE PLAT OF HOMEACRES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF TRACT "C" RAVENNA SPRINGS PARK ADD'N IN SEC. 4 TWP. 25N. R. 4E. W. M.; THAT THE DISTANCES, COURSES, AND ANGLES 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.

L. CLYDE PORTER
CERTIFICATE No 124
RENEWAL No E291
DATE JUL 1 1941



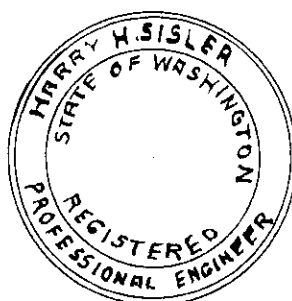
I HEREBY CERTIFY THAT THE WITHIN PLAT OF HOMEACRES IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 6TH DAY OF MAY A. D. 1941

R. G. TYLER
CHAIRMAN
OTWAY PARDEE
SECRETARY
H. H. SISLER
ACTING EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 25 OF APR. A. D. 1941.

H. H. SISLER
KING COUNTY ROAD ENGINEER

By DEPUTY COUNTY ROAD ENGINEER



3163245