

3896836

SPRING LAKE

SPRING DEVELOPMENT CO., INC.

DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND
RESTRICTIONS.

SPRING DEVELOPMENT CO., INC., a Washington corporation, hereinafter called the Owner, owns the following described real property situated in the county of King, state of Washington:

All of that portion of fractional Section 31, Township 23 North, Range 6 East, W.M., which lies within the following described parcel of land and above the line of ordinary high water of Spring Lake (Otter Lake):

Beginning at the section corner common to sections 29, 30, 31 and 32, Township 23, North, Range 6, East, W.M., thence S-01°38'56" W, a distance of 2631.71 feet to the 1/4 corner common to sections 31 and 32, thence S-01°20'20" W. a distance of 2658.02 feet to the southeast corner of section 31, thence N 88°04'34" W. along the south line of section 31 a distance of 2531.82 feet to the south 1/4 corner of section 31, thence continuing along the south line of section 31, N.89° 14'23" W a distance of 1350.64 feet, thence N 01°02'58" E. a distance of 2599.96 feet, thence N 00°39'18" E a distance of 1299.44 feet, thence S 89°34'00" E. a distance of 661.25 feet, thence N 00°34'47 1/2 E. a distance of 651.05 feet, thence S 89°40'58" E a distance of 660.40 feet, thence S 89°41'17" E a distance of 655.17 feet, thence N. 00°52'35" E a distance of 653.73 feet to the north line of section 31, thence S 89°48'09"E a distance of 1978.23 feet to the point of beginning.

The Owner has filed of record in the office of the auditor of King county, Washington, a plat of the above described land which plat is known as SPRING LAKE, an addition to the county of King, state of Washington.

The Owner intends to make sales of the real property included in this plat and desires that all such sales shall be made subject to certain protective covenants, conditions and restrictions, the purpose of which is to assure the use of the property for attractive residential purposes, to prevent nuisances, to maintain the desired tone of the community, and thereby to secure to

each property owner the full benefit and enjoyment of his home with no greater restriction upon the free and undisturbed use of his property than is necessary to insure these same advantages to other owners.

NOW, THEREFORE, the Owner certifies and declares that it has established and hereby does establish a general plan for the development, improvement and protection of all the real property included in the plat of Spring Lake. This plan is based upon the protective covenants, conditions and restrictions hereinafter set forth which are for the benefit of the real property in the plat and subject to which all tracts of land in the plat shall be held and sold by the Owner and its successors in interest, with the exception of tracts 21, 22, and 49 A which are hereby designated retail business tracts. These business tracts are subject to appropriate zoning laws and are specifically exempt from subparagraph (a) of the covenants, conditions and restrictions listed below. All purchasers from Owner or its successors in interest and all successors in interest of such purchasers of every tract of land in the plat shall take title subject to and be bound by each of these restrictions which are imposed on each tract of land in the plat as a servitude in favor of every other tract of land in the plat as the dominant tenement.

The covenants, conditions and restrictions are as follows:

(a) The property shall be used for residential purposes only. The exteriors of all buildings must be completed within one year from the commencement of construction. Trailers, tents or temporary buildings are not permitted on the property without the written consent of Owner.

(b) The property shall not be conveyed, sold, rented or otherwise disposed of, in whole or in part, to, or be occupied by, any person not of the white or Caucasian race except in the case of a servant actually employed by the lawful owner or occupant.

(c) Owner reserves the right to control the depth.

of Spring Lake, as shown on the plat, by raising or lowering the water level whenever Owner deems it advisable. Owner shall not be liable for any change in the depth. As of the time when all the tracts are sold and paid for, including those within Tracts A and B as shown by the plat, Owner relinquishes this right without warranty to the owners of property bordering on the lake.

(d) Except when necessary to the construction of a dwelling or when a tree is in a dangerous condition, no evergreen tree in excess of twenty feet in height shall be felled without written consent of Owner.

Owner has deeded tracts 154 and 155 to the STATE OF WASHINGTON DEPARTMENT OF GAME for public recreational and fishing purposes only. Owner will convey an undivided 1/200 interest in tracts 67 and 68 to each purchaser of upland property in Spring Lake for use for recreational purposes only.

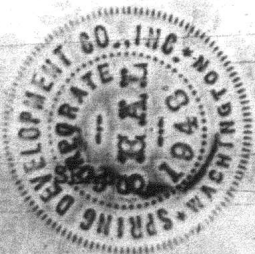
These covenants, conditions and restrictions shall run with the land for a period of twenty years and thereafter until changed by agreement in proper form between the owners of not less than seventy-five percent of the tracts, including tracts A and B. Upon any substantial or continuing breach of the foregoing, title to the property shall revert to the Owner, its successors or assigns.

IN WITNESS WHEREOF, SPRING DEVELOPMENT CO., INC., has executed the foregoing declaration by its duly authorized officers this 28th day of April, 1949.

SPRING DEVELOPMENT CO., INC.

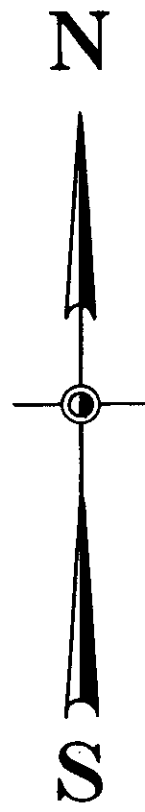
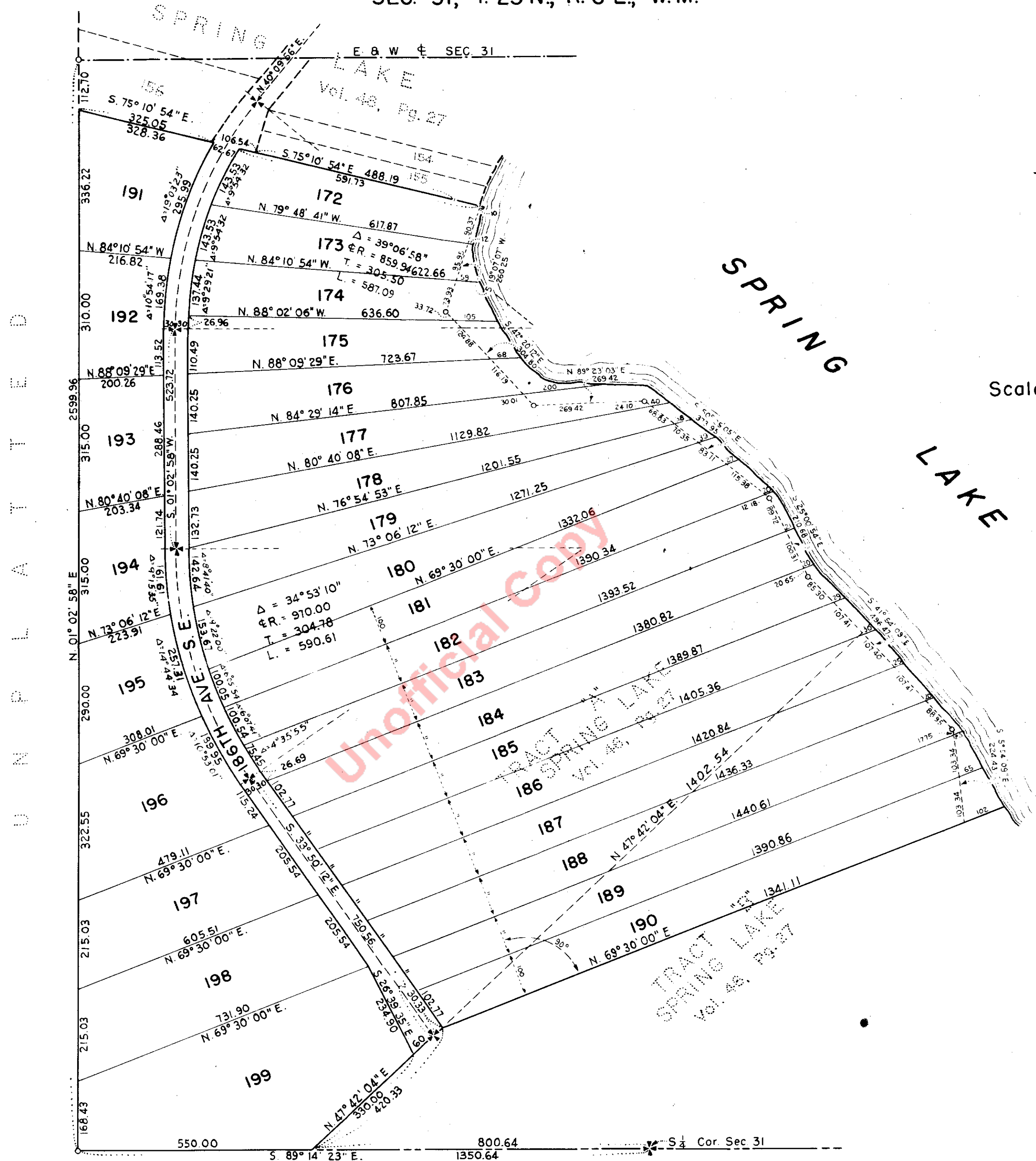
By Albert Spring
its president

By Carl Valley
its secretary



PLAT OF SPRING LAKE NO. 2

A REPLAT OF TRACT "A" AND A PORTION OF TRACT "B", PLAT OF SPRING LAKE
SEC. 31, T. 23 N., R. 6 E., W.M.



Scale: 1" = 200'

DESCRIPTION

This plat of SPRING LAKE NO. 2 embraces Tract "A" of the Plat of Spring Lake as recorded in Volume 46 of plats, page 27, Records of King County, Washington, and that portion of Tract "B" of said Spring Lake described as follows:

Commencing at the most westerly corner of said Tract "B"; thence north 47° 42' 04" east along the northwesterly boundary of said tract 420.33 feet to the true point of beginning; thence continuing north 47° 42' 04" east along said boundary 1402.54 feet to the northwesterly margin of said Tract "B"; thence southeasterly along said northeasterly margin to a point from which the true point of beginning bears south 69° 30' 00" west; thence south 69° 30' 00" west to the true point of beginning.

PLAT OF SPRING LAKE NO. 2 (Continued)

A REPLAT OF TRACT "A" AND A PORTION OF TRACT "B", PLAT OF SPRING LAKE

DEDICATION

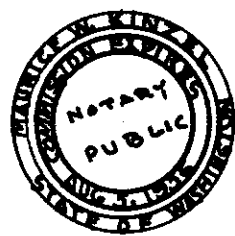
KNOW ALL MEN BY THESE PRESENTS that the SPRING DEVELOPMENT CO. INC., a WASHINGTON corporation, owner in fee simple of the land here-by platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public high-way purposes, together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the origi-nal reasonable grading of all such streets and avenues shown hereon.



By Albert Spring Pres.
By Paul P. Ashley Sec.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING
THIS IS TO CERTIFY that on this 14 day of July A.D., 1955 before me the undersigned a notary public personally appeared Albert Spring and Paul P. Ashley known to me to be the president and secretary respectively of Spring Development Co. Inc. which corpora-tion has executed the foregoing instrument and each of the said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation of which he is an officer for the uses and purposes therein mentioned and on oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of the said corporation.



IN WITNESS WHEREOF I have set my hand and affixed my official seal the day and year above written.
Maurice Wenzel
Notary Public in and for the State of Washington residing at Seattle, Washington.

RESTRICTIONS

No lot or portion of a lot 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 the plat.
All lots in this plat are restricted to R-1 District use governed by and subject to restrictions, rules and regulations of County Zoning Resolution No. 11373 and subsequent changes thereto by official County resolution.
All lots in this plat are regulated by and subject to a Declara-tion of Protective Covenants, conditions and restrictions dated April 28, 1949, executed by Spring Development Co. Inc., a Washington corporation, and recorded in Book of Deeds, Volume 2838, Page 45, under Auditor's File No. 3896836.
Approval for septic tank installation in accordance with specifi-cations of King County Health Department is required for each indi-vidual lot. Lots will be required to have 750 gallon septic tanks with 180 linear feet of 2-foot trench for drainfield.

ENGINEER'S CERTIFICATE

I hereby certify that the plat of SPRING LAKE NO. 2 is based upon an actual survey and subdivision of Section 31, Township 23 North, Range 6 East, W.M.; that the courses and distances are cor-rectly shown thereon; that the monuments have been set and the block and lot corners staked correctly; and that I have complied fully with the provision of the statutes and platting regulations.



E.C. Williams
Certificate No. 1949
Renewal No. 514-0146800

CERTIFICATES AND APPROVALS

Examined and approved this 12th day of August, A.D., 1955.

R.L. Swan
County Road Engineer

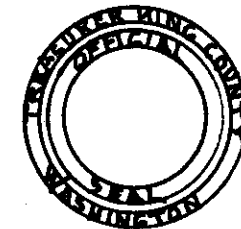
I hereby certify that the within plat of SPRING LAKE NO. 2 is duly approved by the King County Planning Commission this 23rd day of August, A.D., 1955.

W. J. ... Chairman
M. ... Secretary
John J. Swan Planning Officer

I hereby certify that all property taxes are paid. There are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets or for other public use certified to this office for collection are paid in full. This 25th day of August, A.D., 1955.

A. A. TREMPER, King County Treasurer

By ... Deputy County Treasurer



Examined and approved this 29th day of August, A.D., 1955

ATTEST:

M.A. Williams Clerk, Board of County Commissioners
J.L. Gibbs Chairman, Board of County Commissioners



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Filed for record at the request of the Board of County Commis-sioners this 30th day of August, A.D., 1955, at 44 minutes past 11 A.M. and recorded in volume 56 of Plats, pages 11 1/2 Records of King County, Washington.

Robert A. Morris
King County Auditor

By: M.L.R. Williams
Deputy County Auditor