RESTRICTIVE AGREEMENT

This agreement made and entered into this 25th day of December, 1940, by South Seattle Land Company, a Washington corporation, hereinafter called "First Party",

AND

KLALIETH:

"KLALIETH, South Seattle Land Company is a duly organized and existing corporation under the laws of the State of Washington, on the premises in the City of Seattle, King County, State of Washington, described as:

GLENDALE PARK, UNINCORPORATED:

Beginning at the southwest corner of Section 1, Township 17 North, Range 4 East, W.M., and running thence along the South boundary of said Section, North 89°24'18" West, 618.62 feet to the easterly margin of 14th Avenue South; thence along the said margin, North 0°27'40" West, 100.00 feet; thence South 0°27'15" East, 100.00 feet; thence South 0°27'15" East, 100.00 feet; thence North 0°27'40" West, 100.00 feet; thence along the South boundary of the City of Seattle, 100.00 feet to the true point of beginning.

Beginning at the southeastern corner of Section 1, Township 17 North, Range 4 East, W.M., and running thence along the South boundary of said Section, North 89°24'18" West, 618.62 feet to the easterly margin of 14th Avenue South; thence along the said margin, North 0°27'40" West, 100.00 feet; thence continuing along the said margin, North 0°27'40" West, 100.00 feet; thence South 0°27'15" East, 100.00 feet; thence South 0°27'15" East, 100.00 feet; thence North 0°27'40" West, 100.00 feet; thence along the South boundary of said Section, North 89°24'18" West, 618.62 feet to the true point of beginning.

Beginning at the southeastern corner of Section 1, Township 17 North, Range 4 East, W.M., and running thence along the South boundary of said Section, North 89°24'18" West, 618.62 feet to the easterly margin of 14th Avenue South; thence along the said margin, North 0°27'40" West, 100.00 feet; thence continuing along the said margin, North 0°27'40" West, 100.00 feet; thence South 0°27'15" East, 100.00 feet; thence South 0°27'15" East, 100.00 feet; thence North 0°27'40" West, 100.00 feet; thence along the South boundary of said Section, North 89°24'18" West, 618.62 feet to the true point of beginning.

Beginning at the southeastern corner of Section 1, Township 17 North, Range 4 East, W.M., and running thence along the South boundary of said Section, North
(a) That all lots in the tract shall be known and described as residential lots, and no structure 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 and one-half stories in height and a private garage for not more than two cars.

(b) No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and elevations showing the location of such building have been approved in writing by a majority of the committee composed of John A. Fallergergen, and W. A. Valentine, and W. E. McElroy, or their authorized representative, for conformity with existing structures in the subdivision and to the location of the building with respect to property and building setback lines. In the case of any member or members of said committee, the surviving member or members shall have authority to approve or disapprove such design or location. If the committee or their authorized representative fail to approve or disapprove such design or location within 30 days after plans have been submitted to it, or if said plans have been submitted prior to the completion thereof, and approved only or not required, said committee or their authorized representative shall not be required to approve or disapprove said plans. Said committee shall act and serve until 1932, and in the absence of a majority of the lots then subject to the current restrictions, forthwith may designate in writing only recorded as evidence in record, an authorized representative and thereafter shall have all the powers, subject to the same limitations, or were previously delegated herein to the said committee.

(c) No building shall be located on any residential building plot more than twenty (20) feet in the front lot line or more than the thirty (30) foot side street line. No building except a garage or storage type building (10) feet or more from the front lot line shall be located nearer than 50 feet to any side lot line. No residence or attached structure and the garage on any lot shall be more than 90 feet from the front lot line.

(d) No building structure shall be erected on any residential building plot in the tract of less than 6,000 square feet or more than the ninety (90) feet in the front lot line.

(e) No dwelling or accessory structure or outbuilding, lot on shall be built in such manner as to encroach upon any annexed accessory or building on a different lot.

(f) No pursuit of any nature other than the livestock shall be kept on any building or any lot, except that this clause shall not preclude occupancy by domestic animals on different residential and non-residential.

(g) No building, garage, yard, or other outbuilding erected in the tract shall at any time be used for residence temporarily or permanently, or for any structure of a temporary nature in a residential.

(h) No dwelling costing less than $1,800.00.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of any one-story open porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 500 square feet in the case of one or one-half, two, or two and one-half story structure.

(i) That any dwelling or structure erected on or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within nine (9) months from date of commencement of construction and shall be
GLendale Park
next to Beverly Park
49
Beverly Acres Country Club

declaration

the glendale park and adjacent development corporation organized and existing under the laws of the state of Washington, hereby declare as a plat of Glendale Park, and further grants the right of public use, the works of the streets and avenues shown herein on the original reasonable grading of the streets and avenues of the town of Glendale.

in witness whereof the said corporation has caused this corporate name to be recorded, subscribed to by its president and secretary and its corporate seal to be hereto applied this 4th day of February, 1961.

South Seattle Land Company
by: John A. Ballanger
its president

acknowledgement

state of Washington
county of king

i, marie E. m'Conaughy, a notary public in and for the state of Washington, do hereby certify that on this 4th day of february, 1961, before me, the undersigned, a notary public in and for the state of Washington, duly commissioned and sworn, personally appeared James D. Ballanger and C. E. land, president and secretary respectively of the south Seattle land company, the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

in witness whereof, have hereto set my hand and affixed my official seal the day and year in this certificate first above written.

Marie E. m'Conaughy
notary public in and for the state of Washington,

requisitions

no lot or portion of a lot of this plat shall be divided and sold or resold, or ownership changed on the face of this plat shall be less than the area required for the use described on this plat, namely, 400 square feet for residence use. all lots in this plat are restricted to residence use, governed by regulations and standards of county resolution

hereby certify that the plat of glendale park is duly approved by the king county planning commission.

Glendale Park
3-30-61

R.G. Tyler
examination

Otway Pardee
planning engineer

improved and approved this 3-30-61.

TOM SMITH
examination

Marion Helz
planning engineer

improved and approved this 3-30-61.

Earl Mellen
planning Engineer

filed for record at the request of the king county planning commission this 4th day of march, 1961, at 3:30 o'clock p.m. and recorded in volume 38 plat records, page 36.

R. W. Rutherford
engineer

Robert A. Morse
clerk, county auditor