PROTECTIVE COVENANTS OF H. C. PIGOTT ADDITION

THE UNDERSIGNED H. C. PIGOTT AND JULIET T. PIGOTT, HIS WIFE

AS THE OWNERS OF THE NORTH 339.34 FEET OF THE SOUTH 622.74 FEET OF THE
GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 23 NR & E., WIL, LYING E. OF MARINE
VIEW DRIVE, EXCEPTING THEREFROM 44TH AVE. SE AND THE NORTH 60' OF THAT
PORTION LYING BETWEEN MARINE VIEW DRIVE AND 44TH AVE. SW. IN KING COUNTY
KNOWN AS H. C. PIGOTT'S ADDITION PLAT OF WHICH IS ON FILE IN THE OFFICE
OF THE COUNTY AUDITOR OF KING COUNTY, WASHINGTON.

DO HEREBY ESTABLISH THE FOLLOWING PROTECTIVE COVENANTS TO

RUN WITH SAID LAND AS HEREIN SET FORTH.

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS

RESIDENTIAL LOTS.

2. 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.

3. NO BUILDING SHALL BE LOCATED ON ANY RESIDENTIAL BUILDING

PLOT NEARER THAN 20 FEET TO THE FRONT LOT LINE, NOR NEARER THAN

10 FEET TO ANY SIDE STREET LINE. NO BUILDING, EXCEPT A GARAGE OR

OTHER OUTBUILDING LOCATED 60 FEET OR MORE FROM THE FRONT LOT LINE,

SHALL BE LOCATED NEARER THAN FIVE FEET TO ANY SIDE LOT LINE.

4. NO RESIDENCE OR ATTACHED APPURTENANCE SHALL BE ERECTED ON ANY

LOT FARTHER THAN 30 FEET FROM THE FRONT LOT LINE.

5. NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON ANY

BUILDING PLOT, WHICH PLOT HAS AN AREA OF LESS THAN 6000 SQUARE

FEET.

6. 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.
7. 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.

8. 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.

9. No dwelling costing less than $2,000 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 six hundred square feet in the case of a one-story structure nor less than five hundred and fifty square feet in the case of a one and one-half story structure.

10. 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 8 months from date of commencement of construction and shall be connected to septic tank or public sewerage.

11. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1946, 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 said covenants in whole or in part.

If the parties hereunto, 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 proceed at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent such violation and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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.

S. T. Francis
Juliet L. Francis

STATE OF WASHINGTON

County of King

This is to certify that on this 4th day of October, A.D. 1933, before me, the undersigned

a Notary Public in and for the State of Washington duly commissioned and sworn, personally came

S. T. Francis

and

Juliet L. Francis

to me known to be the individual 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 this certificate first above written.

S. T. Francis

(Notary Public in and for the State of Washington)

Reading at Seattle

Filed for Record

Request of

EARL MILLIKIN, County Auditor

July 4, 1933
H.C. PIGOTT'S ADDITION
IN GOV. LOT 3, SEC. 2, T. 23 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

DESCRIPTION

This plat of H.C. Pigott's Addition covers and includes all of the following description:
All of the north 330.34 feet of the south 612.74 feet of Government Lot 3, Sec. 2, T. 23 N., R. 3 E., W.M., lying east of Marine View Drive, excepting therefrom 44th Ave. S.W., and the north 60 feet of that portion lying between Marine View Drive and 44th Ave. S.W.
All the courses and dimensions are as shown on the face of this plat. All monuments are of concrete, except as otherwise designated.

ACKNOWLEDGMENT

STATE OF WASHINGTON

This is to certify that on this 13th day of November A.D. 1940, before me, the undersigned, a Notary Public, personally appeared, H.C. Pigott and Juliet T. Pigott, 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.

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

— ZATHA FITZGERALD —
Notary Public in and for the State of Washington, residing at Seattle,

DEDICATION

Know all men by these presents that we, the undersigned, H.C. Pigott and Juliet T. Pigott, 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 WE HAVE HEREunto set our hands and seals this 12th day of November, A.D. 1940.

H.C. PIGOTT

JULIET T. PIGOTT

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 28th DAY, DEC., A.D. 1940, AT 4:30 MINUTES P.M., AND RECORDED IN VOLUME 36 OF PLATS, PAGE 44, RECORDS OF KING COUNTY, WASHINGTON

By: ROBERT A. MORRIS

EARL MILLIKIN

King County Auditor


A. E. FULLER

CERTIFICATE No. 378

RENEWAL No. 172

DATE: DEC. 12, 1940

RESTRICTIONS

NO LOT OR PORTION OF ANY LOT OF THIS PLAT SHALL BE DIVIDED AND SOLD, OR RE-SOLD, 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. ALL LOTS IN THIS PLAT ARE RESTRICTED TO ROYAL RESIDENCE DISTRICT USE ACCORDING TO THE KING COUNTY RESOLUTION N 1940, OR AS SAME IS HERETOFERA AMENDED BY OFFICIAL RESOLUTION, AND FURTHER GOVERNED BY RESTRICTIONS SET FORTH IN KING COUNTY AUDITORS FILE 3125100

EXAMINED AND APPROVED THIS 23rd DAY OF DEC., A.D. 1940.

JACK TAYLOR

Chairman of the Board of County Commissioners

JOSHUA H. WOOLSEY

Planner and Executive Officer

ExaminEd and Approved This 23rd Day of December A.D. 1940

CLAY ALLEN

Otway Pardee

Chairman of the Board of County Commissioners

EXAMINED AND APPROVED THIS 23rd DAY OF DECEMBER A.D. 1940

A. E. FULLER

3138159