DECLARATION OF PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners, purchasers on contract and mortgagee, of the following described real estate situated in King County, Washington, to-wit:

The SE 1/4 of the NE 1/4 of Section 30, Township 29 North, Range 4 E.W.M., except County Roads,

by the execution and recording of this instrument do hereby establish the protective restrictions, conditions and covenants hereinafter set forth and subject to which all lots, tracts and parcels of land in said plat shall hereafter be held or sold or conveyed by such owners, 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 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:

1. All governmental regulations relating to the use or occupancy of said premises.

2. No structure shall be erected or maintained in any manner on any building plot other than one detached single family dwelling not to exceed two and one-half stories in height, with private garage for not more than two cars and outbuildings incidental to residential use of the plot.

3. No buildings shall be located nearer than 25 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 50 feet or more from the front lot line, shall be located nearer than 5 feet to any side line. No residence or attached appurtenance shall be erected or maintained, the front of which is more than 40 feet from the front lot line.
4. No residence shall be erected or maintained on any building plot which plot has an area of less than 10,000 square feet nor a width of less than 75 feet at the front building set-back line.

5. No person of any race other than the White race shall use or occupy any building or any lot but this shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

6. 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.

7. No dwelling costing less than $2,500.00 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 800 square feet in the case of a one and one-half, two, or two and one-half story structure.

8. Any dwelling or structure erected or placed on this tract shall be completed as to external appearance, including finished painting, within nine months from date of construction and shall be connected with septic tank.

9. Until public sewers are available, all sewage disposal shall be by means of tile septic tanks and tile disposal fields in accordance with the regulations of the State of Washington Department of Public Health and the local authority.

10. No residence shall be erected until the design has been approved by either, (a) the subdivider or its successor, or (b) a majority of a committee of three elected by a majority
of the property owners in said land. If no action is taken for thirty days after plans for residence are submitted, then such approval shall be unnecessary.

The foregoing covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1986, 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.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 22nd day of July, 1940.

Albert Dollman
Edith Dollman
Lorne Y. Webber
Pearl Webber

Elsie Huntoon formerly Elsie Huntoon Vestnys.

Elsie Huntoon, formerly Elsie Huntoon Vestnys, sole heir of Clara E. Huntoon estate.

Wilbert Vestnys

Wilbert Vestnys, administrator with the will annexed of Clara E. Huntoon.

Don Rummell
Eva Rummell

Stanley Norman

Norman

PURCHASERS ON CONTRACT

WHITE & BOLLARD, INC.

By

Vice-President

Treasurer

MORTGAGEE.
STATE OF WASHINGTON }  ss. 

COUNTY OF KING }  ss. 

I, the undersigned, Notary Public in and for the State of Washington, residing at Seattle, do hereby certify that on this 22nd day of July, 1940, personally appeared before me ALBERT DOLLMAN, EDITH DOLLMAN, LORNE W. WEBER, PEARL WEBER, ELSIE HUNTOON, formerly Elsie Huntoon Vestny, sole heir of Clara E. Huntoon estate, WILBERT VESTNY, administrator with the will annexed of Clara E. Huntoon estate, DON RUMMELL, EVE RUMMELL, STANLEY NORMAN and HARRIETT NORMAN, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed 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 22nd day of July, 1940.

[Signature]

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

STATE OF WASHINGTON }  ss. 

COUNTY OF KING }  ss. 

On this 22nd day of July, 1940, before me personally appeared B. J. SMITH and V. V. SMITH, to me known to be the Vice-President and Treasurer, respectively, of 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 said instrument and that the seal affixed thereto is the corporate seal of said corporation.

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

[Signature]

Notary Public in and for the State of Washington, residing at Seattle.
HUNTOON'S HALLER LAKE ADD

SECTION 1

SCALE = 1" = 100'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNERS IN FREE SIMPLER, MORTGAGES, AND CONTRACT PURCHASERS OF THE LAND HEREBY PLANTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN HEREBY, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES, CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS AND PARCELS SHOWN HEREBY AND IN THE ORIGINAL REASONABLE GARDENING OF ALL STREETS AND AVENUES SHOWN HEREBY.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22ND DAY OF JULY 1940

[Signatures]

ACKNOWLEDGMENT

STATE OF WASHINGTON COUNTY OF KING


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

[Notary Public Seal and Signature]

NOTE: SURVEYED AND WORKED AS MOWIZED BY DAVID HIER. MILLER

[Additional notes and signatures]

DESCRIPTION

HUNTOON'S HALLER LAKE ADD EMBRACES THE EAST 850.00 FT. OF THE S.W. QUARTER OF THE NORTHEAST QUARTER OF SECTION 90 TWP 28 N RANGE 4 E, W.M. EXCEPT THE SOUTH 230 FT. THEREOF, AND EXCEPT MERIDIAN AVE.

[Diagram with parcel numbers and signatures]

REstrictions

ALL LOTS OR PARCELS THEREOF IN THIS PLAT ARE RESTRICTED TO R-1 RESIDENCE USE AS DEFINED BY KING COUNTY PLANNING COMM. AND BY ADDITIONAL RESTRICTIONS FILED IN KING COUNTY AUD. FILE, VOL. 501, DECEMBER 40.

[Signatures]

[Surveyor's certificate]

WE HEREBY CERTIFY THAT THE WITNESS PLAT HUNTOON'S HALLER LAKE ADD IS Duly APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 22ND DAY OF AUGUST 1940

[Signatures]

[Notary Public Seal]

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THE WITNESS PLAT HUNTOON'S HALLER LAKE ADD IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE SECTION ABOVE DESCRIBED, THAT DISTANCES AND COURSES ARE ShOWN CORRECTLY HEREIN, THAT MONUMENTS AND CORNER STAKES HAVE BEEN SET CORRECTLY, THAT THE PLAT IS IN FULL CONFORMITY TO ALL PROVISIONS OF THE STATUTES AND REGULATIONS GOVERNING PLATTING TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

[Signatures]

GARDNER & GARDNER & HITCHINGS INC

[Surveyor's seal]

FILLED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 28TH DAY OF AUGUST 1940 AT 32 MIN PAST 9 A.M. AND RECORDED IN VOL. 36, PAGE 56, RECORDS OF KING COUNTY, WASHINGTON.

[Signatures]

[Notary Public Seal]