Dio Richardson, et ux

LAURELHURST CREST

DECLARATION OF PROTECTIVE RESTRICTIONS

PREAMBULATE TO "LAURELHURST CREST" AN ADDITION TO THE CITY OF SEATTLE,

KING COUNTY, WASHINGTON.

KNOW ALL MEN BY THESE PRESENTS: That the owners of the plat known as "Laurelhurst Crest" by its execution and recording of this instrument do hereby establish the protective restrictions, conditions and covenants hereinafter set forth upon and subject to which all lots, tracts and parcels of land in said plat shall hereafter be held or sold and/or conveyed by them as such owners to-wit:

1. The property aforesaid shall be used only for private residence purposes.

2. No building shall ever be moved onto any land embraced in said plat from any land outside of said plat.

3. No building shall be erected maintained or permitted upon any land in said plat, except single detached, private dwelling houses for the sole use of the owners or occupants thereof, and except the structures herein expressly permitted.

4. There shall be permitted to be erected and maintained as appurtenant to any dwelling house a private garage and servants' quarters for the sole and exclusive use of the owner or occupants of such dwelling house.

And Note: Paragraph 2 stricken before filing.

5. No dwelling house shall be constructed or maintained upon any lot in said plat which including a reasonable fee of architect shall cost or be of the value of less than the sum of Five thousand ($5,000) Dollars.

6. No live poultry, nor animals, other than household pets, ever shall at anytime be kept on any land embraced in said plat.

7. No bill boards, or advertising signs of any kind or character shall be erected displayed or maintained upon any land embraced in the said plat or any building thereon; provided however the said owners may erect and display their signs during the period they are selling the property.

8. No business or industry shall ever be carried on or conducted on any property located in said plat.

9. No property in said plat shall at any time, directly or indirectly be sold, conveyed, rented or leased in whole or in part to any person or persons not of the White Race.

10. No person other than one of the White Race shall be permitted to occupy any portion of any lot in said plat or of any building at any time thereon, except a domestic servant actually employed by a White occupant of such building.

Each and every and all of the restrictions of this "Declaration of Protective Restrictions" shall continue and remain in full force and effect for a term of fifty years from the date hereof against each and every lot, tract or parcel of land in said plat.

Every person who by deed becomes grantee of any lot, tract, or parcel of land, in said plat will be deemed to have accepted such deed, and title to the lands therein described, subject to all of the restrictions and conditions herein contained, and such shall be binding upon their heirs assign and administrators.

(1) Dio Richardson

(2) Ida D. Richardson

Notary Public

State of Washington,

County of King

I, the undersigned, a Notary Public do hereby certify that on this 14th day of March, 1928, personally appeared before me Dio Richardson, and Ida D. Richardson, husband and wife, 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 acts and deeds for the uses and purposes herein mentioned.