DECLARATION OF PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS OF:

The Northwest quarter of the Northwest quarter of the Northwest quarter of Section Nineteen (19), Township Twenty Three (23) North, Range Four (4) E.W.M., EXCEPT the South 15 feet thereof, situate in the County of King, State of Washington,

by the 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 tract shall hereafter be held or sold or conveyed by him as such owner, and shall insure 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 in said plat, and hereby imposed upon 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:

(a) All lots in the tract shall be known and described as residential lots. No residential lot shall be subdivided into building plots having less than 6000 square feet of area or width of less than 60 feet each, nor shall any building be erected on any residential building plot having an area of less than 6000 square feet or a frontage of less than 60 feet. No structure shall be erected on any residential building plot other than one detached single-family dwelling and necessary outbuildings.

(b) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

(c) Said premises shall not be sold to, leased to, or occupied by any person other than of the White or Caucasian race, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality actually employed in good faith by the owner or tenant.

(d) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence.

(e) Any residence on which construction is started must be completed and painted on the outside within 8 months after commencing construction.

(f) No structure shall be moved onto any lot unless it shall conform to and be in harmony with existing structures in the tract. No dwelling costing less than $3000.00 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 600 square feet. All residence structures shall be connected with adequate sewage disposal facilities through septic tanks constructed and located so as not to pollute existing streams.

(g) These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1982, at which time said covenants and restrictions shall terminate.
(h) If any person, firm or corporation shall violate or attempt to violate any of the covenants or restriction herein before January 1, 1962, it shall be lawful for any person or persons or corporation owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(i) 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.

IN WITNESS WHEREOF the party hereto his hereunder set his hand and seal the 27th day of August, 1947

[Signature]

[Signature]

STATE OF WASHINGTON{SS.
ON this day personally appeared before me John Muller and
his wife.

[Signature]

[Signature]

I, the individuals described in and who executed the foregoing 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 27th day of August, 1947.

[Notary Public]

[Seal]

[Signature]

[Registration]

[Recorded]

[Date]
LEONARD ADDITION
SEC 19, TWP 23N, R4E, W.M.
KING COUNTY, WASHINGTON
GARDNER & HITCHINGS
ENGINEERS

DESCRIPTION

LEONARD ADDITION embraces the northwest quarter of the northwest quarter of the northeast quarter of section 19, township 23 north, range 4 east, W.M.; EXCEPT the south 160 feet of the east 500 feet of the west 480 feet thereof; and EXCEPT the south 10 feet thereof for road.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Leonard Inc., a Washington Corporation, owner in fee simple of the land hereby platted, hereby declares this plat and dedication to the public forever all streets, avenues and alleys shown hereon and the use thereof for any and all purposes not inconsistent with the use thereof for public highway purposes together with the right to make all necessary stops for cuts or fills upon the lots and blocks shown hereon in the original reasonable grading of the streets and avenues shown hereon.

IN WITNESS Whereof we have set our hands and seals this 8 day of December, A.D. 1952

LEONARD INC.

R. W. Dubin
President

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on this 8th day of December, A.D. 1952 before me, the undersigned a Notary Public in and for the State of Washington duly appeared J. W. Leonard and Ruby L. Leonard, President and Secretary-Treasurer respectively, of Leonard Inc, known to me to be the individuals who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary acts and deeds for the uses and purposes therein mentioned and on oath stated that they were authorized by the said corporation to execute the said instrument and that the seal thereto affixed is the corporate seal of the said corporation.

W. M. S. M. Harvey
Notary Public in and for the State of Washington residing at Seattle

REstrictions

No lot or portion of a lot in this plat shall be divided and sold or rented, or ownership changed or transferred, except by the owner of any portion of this plat shall be less than the area shown on the face of this plat.

All lots in this plat are restricted to R-1 Residential District and are governed by and subject to the restrictions, rules and regulations of the King County Zoning Resolution No. 177, and subsequent changes thereto by official County Resolution.

Septic tank approval for installation in accordance with specifications of the King County Health Department is required for each individual lot.

This plat is also subject to restrictions as recorded in volume 2640 of deeds page 467 records of King County, Washington.

Plat subject to amendments as shown.

Certificate

I hereby certify that this plat [LEONARD ADDITION] is duly approved by the King County Planning Commission this 18th day of January 1953.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Executive Officer

Filed for record at the request of the King County Board of Commissioners this 16th day of January, 1953, at 12:00 p.m., past 15th Street.