W. J. NORRIS and INA E. NORRIS, his wife, having
previously platted an addition to King County, Washington,
known as NORRIS SANDPOINT ADDITION, hereby declare as follows:

That the restrictions, covenants and conditions
numbered from 1, inclusive, contained on the attached
sheets marked Exhibit "A" and by this reference made a part
hereof, are hereby declared to be applicable to and are here-
by impressed as conditions, limitations and restrictions
upon each of said lots and the title thereto of said NORRIS
SANDPOINT ADDITION, King County, Washington, the plat of
which is recorded in Vol. 35 of Plats, page 38, records
of said King County, Washington.

Dated this 17th day of October, 1939.

[Signature]
[Signature]

STATE OF WASHINGTON, 
COUNTY OF KING. 

I, the undersigned, a Notary Public in and for
the state of Washington, do hereby certify that on this 17th
day of October, 1939, personally appeared before me W. J.
NORRIS and INA E. NORRIS, his wife, to me known to be the
individuals described in and who executed the within instru-
ment and acknowledged that they signed and sealed the same as
their free and voluntary act and deed for the use and purpose
herein mentioned.

I have UNDER MY HAND AND OFFICIAL SEAL the day
and the certificate first above written.

[Notary Public]
Notary Public in and for the state of Washington, residing
at Seattle.
The lots in NORRIS SANDPOINT ADDITION shall be known and described as residential lots. 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 and one-half stories in height and a private garage for not more than three (3) cars.

No building shall be erected, altered, placed or permitted to remain on any building plot in this subdivision until the external design and location thereof have been approved by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants herein set forth. (Note: Each owner has one vote equal to number owned.) However, if the committee fails to approve or disapprove such design or location within 30 days after such plans have been submitted to it, then such approval or disapproval shall not be required. The completion of construction, alteration, or placement of a structure for 30 days shall be constructed as prima facie evidence of committee approval. (Note: The manner of appointment or election of said committee, its duties and authority, its continuation, and the tenure of its members shall be placed on record.)

2. 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 20 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

3. No residential structures shall be erected or placed on any building plot, which plot has an area of less than 12,000 square feet or a width of less than 50 feet at the front building setback line, as shown on the recorded plat.

4. No nuisance or offensive trade or activity shall be erected or placed upon any lot nor shall anything be done thereon which may or become an annoyance or nuisance to the neighborhood.

5. No persons or 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.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used for residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

No house costing less than $4000.00 shall be permitted on any lot in the tract. The ground floor area of the main house, exclusive of one-story open porches, and garages, shall not less than 900 square feet in the case of a single story structure nor less than 700 square feet in the case of a one and one-half story building.