PROTECTIVE COVENANTS

Relating To

ROXBURY HEIGHTS

The undersigned PAUL KELLER-BLOCK and DORIS K.

KELLER-BLOCK, his wife, of Seattle, Washington, hereinafter called the "Coventees", sole owners of all the real property contained in the plat of Roxbury Heights, which said plat is of record in the offices of the Auditor of King County, State of Washington, in Volume 32 of Plat at Page 274, do hereby covenant with all persons who shall hereafter become the owner, mortgagee or the holder of any other interest in or lien upon the said property or any portion thereof, or tenant or occupant of the covenants, as follows:

Any building, structure, building, structure, placed on any lot except a single-story dwelling, not a

multi-unit, and one-car garage or driveway for not more than two cars and one other structure incidental to the residential use of the lot,

Be no building shall be erected, placed or altered on any lot by said plat until the building plans specifications and

plot plan showing the location of every building have been approved in writing, as to conformity and location, by committee with existing structures in the subdivision, and at the location of the buildings

with respect to topography and finished ground elevation, by a committee composed of Paul Keller-Block, Joseph Hornstein and Floyd Urman, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full
Lots Seven (7) to Twenty-three (23), inclusive, and Lots Thirty-one (31) to Forty-four (44), inclusive, in Block Five (5) and Lots Six (6), Seven (7) and Eight (8) in Block Seven (7).

E. 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.

F. 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.

G. No dwelling costing less than $2500.00 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 450 square feet; in the case of a one-story structure, not less than 550 square feet. In the case of a one and one-half, two, or two and one-half story structure,

H. An easement is reserved over the rear half of each lot for utility installation and surveillance.

I. No persons of any race other than the white or European race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants or a different race domiciled with an owner or tenant.

J. 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 six months from date of commencement of construction and shall be connected to septic tank or public sewage.

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