DECLARATION OF RESTRICTIONS

The undersigned, Stanley F. Barker and Helen F. Barker, his wife, and The Homebuilding Company, a corporation, owners, and H. E. Davis, Jr., mortgagee of the Plat known as Viewhome Addition to the City of Seattle, 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 Plat shall hereafter be held or sold or conveyed by the owners and each and all of the present or future owners of land therein, as follows:

1. No building shall be erected on any building lot except one detached single-family dwelling and one or two car garages.

2. No lot shall be subdivided into building lots having less than 5000 square feet of area or a width of less than 50 feet each.

3. No building shall be erected on any lot nearer than 20 feet to nor farther than 40 feet from the front line nor nearer than 5 feet to any side lot line. This covenant shall not apply to a garage located on the rear one-third of a lot.

4. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done therein which shall be or become an annoyance or nuisance to the neighborhood, and no live stock such as cows, pigs, goats, etc., shall be kept on the premises.

5. No race or nationality other than those of the White or Caucasian Race shall use or occupy any dwelling on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

6. No tent, trailer, basement, garage, barn, or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

7. No structure shall be moved onto any lot unless it meets with the approval of the committee.
DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAT OF VIEW HOME ADDITION TO THE CITY OF SEATTLE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 4, T. 20 N., R. 26 E., AND THE DISTANCES ARE SHOWN ON THE PLAT. ALL MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED ON THE GROUND.

H. M. LOVE, ENGINEER

EXAMINED AND APPROVED THIS 27TH DAY OF JULY A.D. 1937

H. H. SIPE, DEPUTY COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 27TH DAY OF JUNE A.D. 1937

JOSHUA H. VOGEL

King County Planning Commission

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, STANLEY F. BARKER AND HELEN F. BARKER, HUSBAND AND WIFE, OWNERS IN Fee SIMPLE OF THE LAND PLANTED IN THIS VIEWHOME ADDITION TO THE CITY OF SEATTLE, AND HERBERT W. DAVIS JR., MORTGAGEE, HEREBY DECLARE THIS PLAT AND DEDICATE THE USE OF THE PUBLIC, FOREVER, ALL THE STREETS, INTERSECTIONS, AND CROWDED AREAS SHOWN THEREON, AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, AS HEREIN CONSIDERED, CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY CHANGES IN THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE REASONABLE ESTATE OF THE STREETS, AND AVE-

H. M. LOVE, ENGINEER

EXAMINED AND APPROVED THIS 27TH DAY OF JUNE A.D. 1937

JOSHUA H. VOGEL

King County Planning Commission

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 5TH DAY OF JANUARY A.D. 1937 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SEATTLE, STANLEY F. BARKER, HELEN F. BARKER, HERBERT W. DAVIS JR., TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE PRESENT DEED, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

A. C. JEPHCOFT

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

FILED FOR RECORD AT THE REQUEST OF THE COUNTY ENGINEER, JULY 27, A.D. 1937 AT 30 MIN P.M., ON PLATS PAID AND RECORDED IN Vol. 53, Page 33 OF PLATS RECORDS OF KING COUNTY.

BY

EARL MILLIKIN

CLERK OF BOARD OF COUNTY COMMISSIONERS

ATTEST

CLERK OF BOARD OF COUNTY COMMISSIONERS

BY

DEPUTY CLERK OF BOARD

A. C. MILLER

DEPUTY COUNTY AUDITOR