AMENDMENT RESPECTING RESTRICTIVE COVENANTS
SEXTON'S ADDITION

THIS CONVEYANCE IS MADE FOR THE MUTUAL ADVANTAGES TO BE DERIVED THEREFROM AND FAVORING FROM ONE TO
THE OTHER AND TO THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS, IT IS
HEREBY AGREED BY AND BETWEEN SEATTLE COLLEGE, INCORPORATED, A CORPO-
RATION, ITS SUCCESSORS AND ASSIGNS, OWNER OF THE LEGAL TITLE TO, AND
ALBERT S. BALCH AND EDITH A. BALCH, HIS WIFE, AND LAURIE SEITZER AND
KLINGA SEITZER, HIS WIFE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, OWNERS
IN-AND-OF PURCHASERS UNDER CONTRACT OF THE FOLLOWING DESCRIBED
REAL PROPERTY IN KING COUNTY, WASHINGTON, TO-WIT:

The northeast quarter (N.E.1/4) of the northeast quarter
(N.E.1/4) of Section Four (4), Township 26 North, R. 4E, of
W. 1/2, also known as Wedgwood Addition.

That the following covenants shall run with the foregoing
described real property, and each and every part thereof, and shall be
binding on all parties and all persons claiming under them until
January 1, 1967, at which time said covenants shall be automatically
extended for successive periods of 10 years unless by vote of a majority
of the then owners of the lots it is agreed to change said covenants in
whole or in part.

If the parties hereto, or any of them, or their heirs or assigns,
shall violate or attempt to violate any of the covenants herein, it shall
be lawful for any other person or persons owning any real property sit-
uated in Wedgwood to prosecute any proceedings at law or in equity against
the person or persons violating or attempting to violate any such covenant
and either to prevent him or them from so doing or to recover damages or
other dues for such violation.

Invalidation of any or these covenants by judgment of court shall
in every effect any of the other provisions which shall remain in full
force and effect.

A. All lots in the tract shall be known and described as residential
lots, except that Lot 20, Block 2, may be used for retail business,
providing however that no tavern may be built or operated on Lot 20, Block 2.
No structures shall be erected, altered, placed, or permitted to remain
on any residential building plat other than one detached single-family
be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No dwelling costing less than $3500 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 750 square feet in the case of a one-story structure nor less than 650 square feet in the case of a one and one-half, two, or two and one-half story structure.

An easement is reserved over the rear 5 feet of each lot in Blocks 1, 2, 3, 4, 5 and 6 for utility installation and maintenance.

No persons of 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.

Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within 3 months from date of commencement of construction and shall be connected to septic tank or public sewer.

(SEATTLE COLLEGE, INCORPORATED,

By

President

Secretary

(And Corporate seal not at [xed.])

W R SMITH

Aud. T. Smith

M. W. MILLER

W. W. MILLER

T. W. MILLER