

# HARBORVIEW HEIGHTS

## FIRST ADDITION TO TACOMA WASHINGTON

DECLARATIONS OF BASIC AND LOCAL PROTECTIVE RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS, AND AGREEMENTS AFFECTING THE REAL PROPERTY KNOWN AND TO BE KNOWN AS HARBORVIEW HEIGHTS, FIRST ADDITION TO TACOMA, WASHINGTON.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE OWNER OF THE ABOVE MENTIONED TRACT OF LAND HEREBY DOES PROMULGATE, CERTIFY AND DECLARE THAT THERE IS AND SHALL HEREBY BE ESTABLISHED PROHIBITIVE AND OPERATIVE RESTRICTIONS, RESERVATIONS, PROHIBITIVE AND PERMITTED USES OF SAID LAND AS HEREINAFTER SPECIFICALLY SET FORTH BY SECTIONS A TO H, INCLUSIVE HEREOF.

AND THAT ALL COVENANTS THEREOF SHALL RUN WITH THE LAND AS A CONDITION BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING TITLE THERETO. 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 IN SAID SUBDIVISION 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 DAMAGE OR OTHER DUES FOR SUCH VIOLATION. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OF COURT ORDER SHALL BE IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

A- NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLAT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT, AND A PRIVATE GARAGE. NOR SHALL ANY BILL BOARDS OR OTHER COMMERCIAL ADVERTISING SIGNS OR DISPLAYS BE PERMITTED WITHIN SAID SUBDIVISION.

B- NO BUILDING SHALL BE LOCATED NEARER TO STREET OR ROAD LOT LINE THAN 10 FEET, NOR NEARER THAN 7 FEET TO ANY SIDE LOT LINE, PROVIDED HOWEVER, WHEREVER NECESSITATED BY GRADE CONDITIONS AT THE SITE A DETACHED PRIVATE GARAGE MAY BE LOCATED WITHIN 6 FEET OF THE STREET LINE.

C- NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON ANY BUILDING PLOT, WHICH PLOT HAS AN AREA OF LESS THAN 7,000 SQUARE FEET. NO DWELLING, COSTING LESS THAN \$5,000.00 SHALL BE PERMITTED ON LOTS 27 TO 40 INCLUSIVE. NO DWELLING, COSTING LESS THAN \$3,500.00 SHALL BE PERMITTED ON LOTS 1 TO 26 INCLUSIVE IN THE SUBDIVISION. THE MINIMUM COST AS HEREIN REFERRED TO IS TO BE TAKEN AS THE SUM WHICH WOULD BUILD THE SAME SIZE, TYPE AND CHARACTER OF BUILDING IN THE JUDGMENT OF AN ARCHITECT SELECTED BY T. E. FAULK. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGE, SHALL BE NOT LESS THAN 1000 SQUARE FEET, IN CASE OF ONE STORY STRUCTURE, NOR LESS THAN 980 SQUARE FEET FOR THE 1 1/2 OR 2 STORY STRUCTURES. THAT ANY DWELLING OR STRUCTURE OR ALTERATION PLACED OR ERECTED ON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETED AS TO EXTERNAL APPEARANCE, INCLUDING FINISHED PAINTING, WITHIN 6 MONTHS FROM DATE OF COMMENCEMENT OF CONSTRUCTION AND, UNLESS PUBLIC SEWERS ARE AVAILABLE, SHALL BE CONNECTED TO SEPTIC TANK AND FIELD TILE DISPOSAL SYSTEM INSTALLED THEREWITH, IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF PUBLIC HEALTH AND LOCAL AUTHORITY.

D- EASEMENTS AFFECTING LOTS NOS. 11 TO 26 ARE RESERVED, AS SHOWN ON THE RECORDED PLAT, FOR UTILITY INSTALLATION AND MAINTENANCE.

E- NO TRAILER, TENT, SHACK, BARN OR OTHER OUTBUILDING SHALL BE ERECTED, PERMITTED OR MAINTAINED IN THE SUBDIVISION, NOR USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.

F- NO SWINE, GOATS, CATTLE OR HORSES, POULTRY, RABBITS OR ANY SPECIES OF LIVESTOCK SHALL BE KEPT OR MAINTAINED ON ANY LOT FOR COMMERCIAL PURPOSE OR OTHERWISE. THIS IS NOT INTENDED TO INCLUDE HOUSEHOLD PETS, NOT CALCULATED TO BECOME AND NOT BECOMING A NUISANCE TO OWNERS OF, OR INHABITANTS OF SAID SUBDIVISION. EXCEPT THAT POULTRY AND RABBITS MAY BE KEPT FOR PRIVATE USE.

G- NO PART OR PARCEL OF LAND OR IMPROVEMENT THEREON SHALL BE RENTED OR LEASED TO OR USED OR OCCUPIED, IN WHOLE OR PART, BY ANY PERSON OF AFRICAN OR ASIATIC DESCENT, NOR BY ANY PERSON NOT OF THE WHITE OR CAUCASIAN RACE, OTHER THAN DOMESTIC SERVANTS DOMICILED WITH AN OWNER OR TENANT AND LIVING IN THEIR HOME.

H- 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.

SIGNED THEODORE E. FAULK

SIGNED KATHERINE B. FAULK

SHEET 2 OF 2 SHEETS

DATED, THIS 19TH DAY OF OCTOBER, 1945

FILED AND RECORDED AT THE REQUEST OF  
TED FAULK THIS 18TH DAY OF DECEMBER,  
1945 AT 25 MINUTES PAST 2 O'CLOCK  
P.M. ON PAGE 37 VOLUME 13 OF RECORD  
OF PLATS

CLARE RADEK, DEPUTY

J.E. FORD, PIERCE CO AUDITOR  
PIERCE COUNTY, WASHINGTON

1390920

COMPARED BY AB INDEXED BY ay

For reference only, not for re-sale.

Reproduction of Record Fee # 1370740, Vol. 13, Plate, Pg. 37

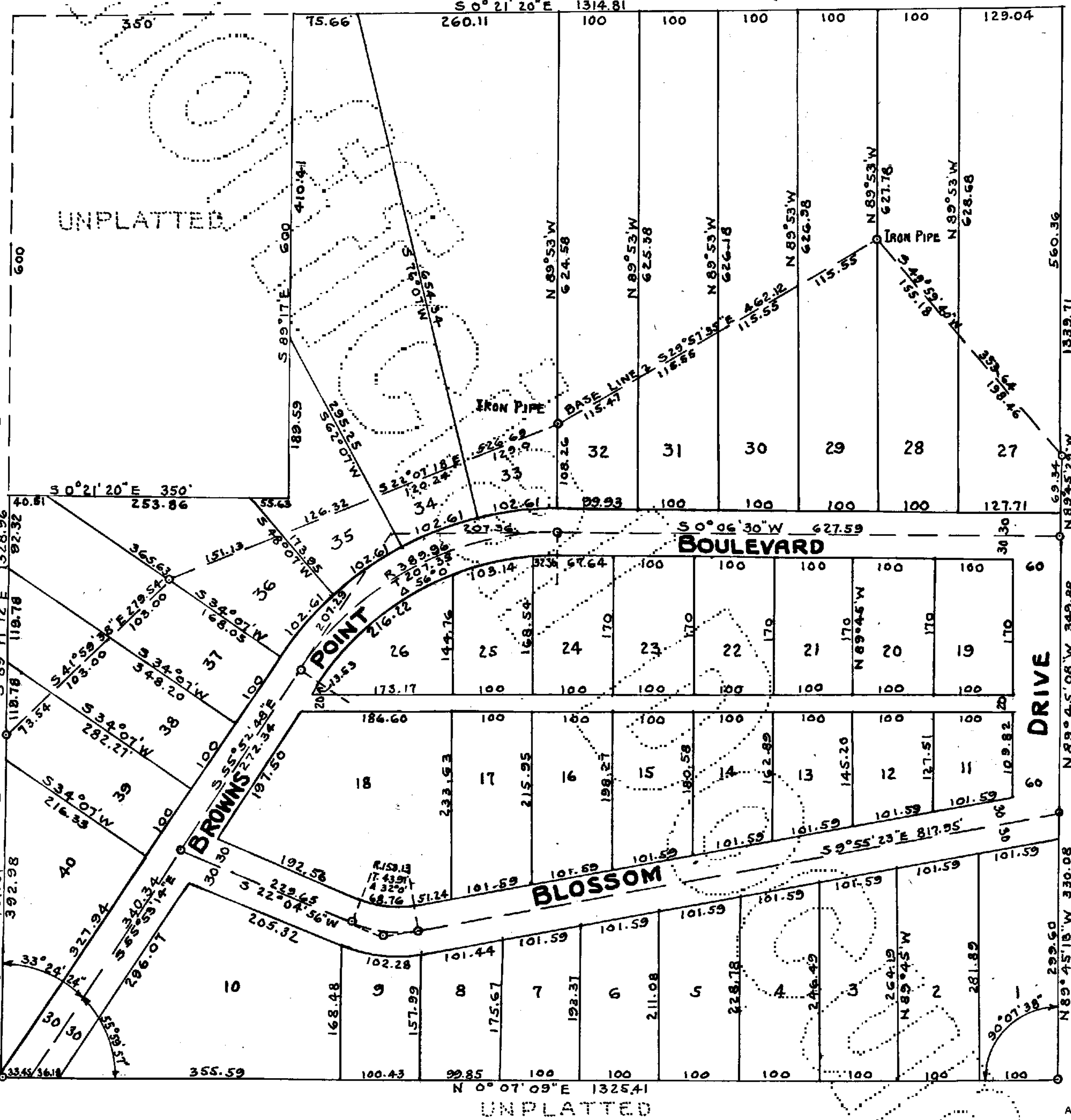
# HARBORVIEW HEIGHTS

FIRST ADDITION TO TACOMA WASHINGTON

SCALE 1"=100'

UNPLATTED

For reference only, not for re-sale.



THIS IS TO CERTIFY THAT THEODORE E. FAULK AND KATHERINE B. FAULK, HUSBAND AND WIFE, OWNERS OF THE FOLLOWING DESCRIBED TRACTS, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 NORTH, RANGE 3 EAST OF THE W.M., EXCEPT PORTION WITHIN THE LIMITS OF BROWNS POINT BOULEVARD AND EXCEPT PORTION WITHIN THE LIMITS OF A TRACT OF LAND DESCRIBED AS FOLLOWS, BEGINNING ON THE MEANDER LINE OF COMMENCEMENT BAY, 66 FEET WEST OF THE SOUTHWEST CORNER OF SAID NW 1/4 SE 1/4, THENCE EAST 600 FEET, THENCE NORTH 350 FEET, THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID NW 1/4 SE 1/4, 666 FEET, MORE OR LESS, TO THE MEANDER LINE OF COMMENCEMENT BAY, THENCE SOUTHEASTERLY ALONG SAID MEANDER LINE TO POINT OF BEGINNING AND THAT THE ABOVE NAMED OWNERS OF SAID DESCRIBED PROPERTY HAS CAUSED THE SAME TO BE PLATTED INTO LOTS, STREETS, HIGHWAY, AVENUES AND ALLEYS AND DO RECORD THE SAME UNDER THE TITLE, OF "HARBORVIEW HEIGHTS FIRST ADDITION TO TACOMA WASHINGTON AND DO HEREBY DONATE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS, HIGHWAY, AVENUES AND ALLEYS SHOWN HEREON AND FOR THEMSELVES, THEIR SUCCESSORS AND GRANTEES; WAIVE ALL CLAIM FOR DAMAGES TO THE PROPERTY INCLUDED IN THE PLAT BY REASON OF ANY CUTS OR FILLS MADE IN THE ORIGINAL GRADING OF SUCH STREETS, HIGHWAY, AVENUES AND ALLEYS AND DO FURTHER CERTIFY THAT THEY ARE THE SOLE OWNERS OF THE LAND ABOVE DESCRIBED AND THAT THE WHOLE TRACT IS FREE FROM ALL INCUMBRANCES, INCLUDING TAXES, IN WITNESS WHEREOF SAID PARTIES HAVE CAUSED THEIR NAMES TO BE HEREUNTO AFFIXED THIS 15 DAY OF OCT. 1945

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED UPON THE PROPERTY DESCRIBED WITHIN, ACCORDING TO THE BOOK AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.  
DATED THIS 19 DAY OF OCTOBER 1945

L. R. JOHNSON  
TREASURER PIERCE COUNTY WASHINGTON  
"TREASURER PIERCE COUNTY WASHINGTON"  
"OFFICIAL SEAL"

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE ACCOMPANYING PLAT, THAT MEASUREMENTS, COURSES AND ANGLES, SHOWN THEREON ARE CORRECT AND THAT MONUMENTS ARE PLACED AT POINTS INDICATED BY SMALL CIRCLES UNLESS OTHERWISE INDICATED.  
L. A. NICHOLSON & SONS  
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS  
BY L. A. NICHOLSON  
"L. A. NICHOLSON, CIVIL ENGINEER"  
"PROFESSIONAL ENGINEER"  
"STATE OF WASHINGTON, REGISTERED"

STATE OF WASHINGTON SS  
COUNTY OF PIERCE  
I, A. KLINGLER, A DULY QUALIFIED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ON THIS 15 DAY OF OCTOBER, 1945 BEFORE ME, PERSONALLY APPEARED THEODORE E. FAULK AND KATHERINE B. FAULK, MAN AND WIFE KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEIRIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10 DAY OF OCTOBER 1945  
A. KLINGLER  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN TACOMA

APPROVED BY THE TACOMA PLANNING COMMISSION THIS 3 DAY OF OCTOBER 1945.  
VIVIAN B. JONES  
SECRETARY  
A. H. BROUSE  
CHAIRMAN  
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF TACOMA, WASHINGTON THIS 15 DAY OF OCTOBER 1945  
V. FAWCETT  
VICE PRESIDENT OF CITY COUNCIL  
GENEVIEVE MARTIN  
CITY CLERK  
APPROVED THIS 29TH DAY OF SEPTEMBER 1945  
BURWELL BAUTZ  
CITY ENGINEER  
APPROVED THIS 1ST DAY OF OCTOBER 1945  
A. R. BERGERSEN  
COMMISSIONER OF PUBLIC WORKS  
APPROVED THIS 15 DAY OF OCT. 1945  
V. V. FAWCETT  
ACTING MAYOR  
FILED AND RECORDED AT THE REQUEST OF THEODORE E. FAULK THIS 19TH DAY OF OCTOBER 1945 AT 45 MIN. PAST 11 O'CLOCK AM ON PAGE 11 VOL. OF RECORD OF PLATS  
J. E. FORD, PIERCE CO. AUDITOR  
AUDITOR PIERCE CO. WASH  
BY CLARE RADEK  
DEPUTY  
"SEAL OF THE CITY OF TACOMA 1884"  
"A. KLINGMAN, NOTARY PUBLIC"  
"STATE OF WASHINGTON"  
"MY COMMISSION EXPIRES NOV. 26, 1948"  
"COUNTY AUDITOR"  
"PIERCE COUNTY AUDITOR"  
"OFFICIAL SEAL"  
SHEET 1 OF 2 SHEETS