

309463

PROTECTIVE COVENANTS and RESTRICTIONS

36929

KNOW ALL MEN BY THESE PRESENTS:

That I, W. A. PARKER, a widower, of the City of Bremerton, County of Kitsap, State of Washington, have this day filed for record with the County Auditor of the County of Kitsap, State of Washington, a plat of the sub-division of Hollywood, which said plat comprises all of the

South Half ($S\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of the Southeast quarter ($SE\frac{1}{4}$) of Section 12, Township 24, North Range 1 East, W.M., located in the County of Kitsap, State of Washington.

The aforementioned dedication is made upon the following terms and conditions, and all grantees purchasing any of the said above described property shall take said property subject to the following reservations and covenants:

1. All lots in the tract 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 stories in height and a private garage for not more than two cars.

2. No building shall be located on any residential building plot nearer than twenty-five (25) feet to the front lot line, nor nearer than ten (10) feet to any side street line. No building, except a garage or other outbuilding located sixty (60) feet or more from the front line, shall be located nearer than five (5) feet to any side lot line. No residence or attached appurtenance shall be erected on any lot farther than thirty-five (35) feet from the front lot line.

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5500 square feet or a width of less than 50 feet at the front building setback line.

4. 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.

5. No persons of any race other than the 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 as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. No dwelling costing less than \$3000.00 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 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.

8. That any dwelling or any structure erected upon any lot in the subdivision shall be completed as to external appearance within six months from the date of the commencement of construction and be connected to a septic tank.

9. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1965, at which time said covenants

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shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

10. 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 situated in said development or 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 damages or other dues for such violation.

11. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of March, 1940.

W. A. Parker

STATE OF WASHINGTON)
COUNTY OF KITSAP) SS.

Before me, the undersigned, a Notary Public in and for the State of Washington, this day personally appeared before me W. A. PARKER, a widower, to me known to be the individual described in and who executed the within instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21 day of March, 1940.

Paul Gorsett
Notary Public in and for the State of Washington, residing at Bremerton.

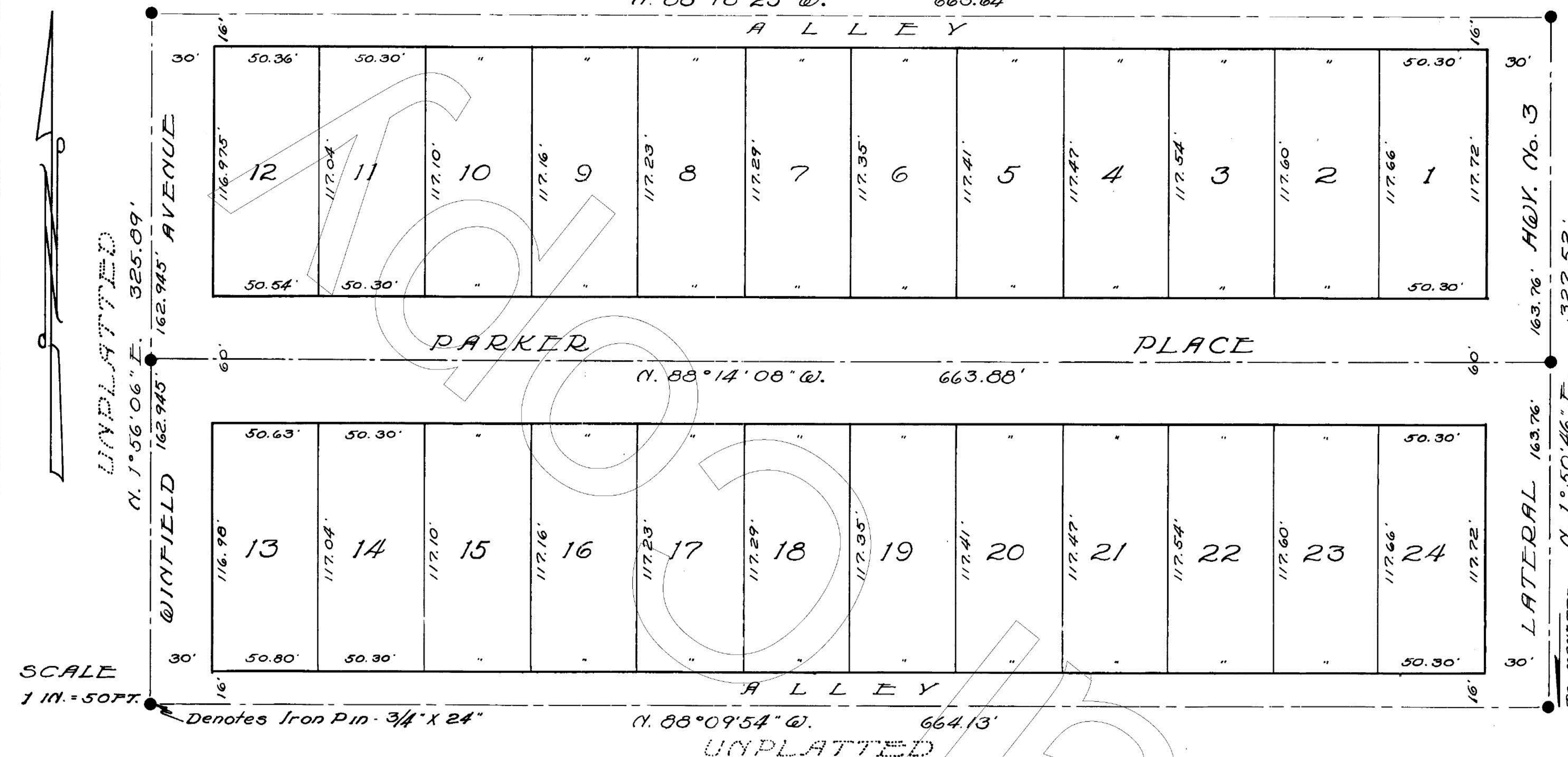
Filed for Record April 2, 1940 at 11:58 a.m.
Request of W. A. Parker
EDGAR D. SMITH, Kitsap Co. Auditor

HOLLYWOOD

UNPLATTED

N. 88°18'23" W. 663.64'

ALLEY



DESCRIPTION

THIS PLAT OF HOLLYWOOD COMPRISES ALL OF THE FOLLOWING: THE SOUTH 1/2 OF THE NE 1/4 SW 1/4 SEC. 12, TWP. 24 N., R. 1 E., EXCEPT LATERAL HWY. No. 3

CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF HOLLYWOOD IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TWP. 24 N., R. 1 E., W.M., THAT THE DISTANCES AND COURSES OF ANGLES ARE SHOWN THEREON CORRECTLY, THE MONUMENTS HAVE BEEN SET AND ALL LOT AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND.

J. B. Berry
LAND SURVEYOR
SEAL -

BERRY & CASAD

CIVIL ENGINEERS
BREMERTON, WASH.
MARCH 11TH, 1940

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT W. A. PARKER, A WIDOWER, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON, ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALL LOTS, TRACTS, OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE FOLLOWING RESTRICTIONS:

NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, TRACT OR PARCEL OF THIS PLAT CLOSER THAN 25 FEET TO THE MARGIN OF ANY STREET OR ROAD. NO LOT, TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD, OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 5500 SQUARE FEET OR LESS THAN 50 FEET IN WIDTH AT ITS NARROWEST PART, OR ANY OWNERSHIP LEFT

WITHOUT BORDERING ON A STREET. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 21ST DAY OF March 1940 A.D.

W. A. Parker

ACKNOWLEDGEMENT

STATE OF WASHINGTON } 55.
COUNTY OF KITSAP

THIS IS TO CERTIFY THAT ON THE 21ST DAY OF MARCH 1940, A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED W. A. PARKER, A WIDOWER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SEAL -

Paul G. Gosselt
NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON
RESIDING AT BREMERTON.

I, *Rina M. Osburn* TREASURER OF KITSAP COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1941.

Rina M. Osburn
COUNTY TREASURER

APPROVED BY ME THIS 2 DAY OF April 1940 A.D.

John H. Pattison
COUNTY ENGINEER

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 2 DAY OF April 1940 A.D.

ATTEST: *E. D. Smith*
CHAIRMAN BOARD OF
CO. AUDITOR AND COUNTY COMMISSIONERS
CLERK OF BD. OF
CO. COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF *W. A. Parker* ON April 2, 1940 AT 56 MINUTES PAST 11 O'CLOCK A.M. AND RECORDED IN VOLUME 6 OF PLATS, PAGE 10 RECORDS OF KITSAP COUNTY, WASHINGTON.

Edgar D. Smith
COUNTY AUDITOR

BY *Margaret McPherson*
DEPUTY