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322101

PROTECTIVE COVENANTS

Arthur Bramson and Marcel Bramson, husband and wife owners in fee simple of all of the following described property, on their behalf and on behalf of subsequent purchasers and owners, do hereby certify and on behalf of subsequent purchasers hereby placed upon all of and agree to the following covenants hereby placed upon all of

VIEW RIDGE ADDITION, KITSAP COUNTY, WASHINGTON

the same to be incorporated in and considered a part of every contract of sale and deed to any part or portion of the said property, and of sale and deed to any part or portion of Bremerton, a corporation of sale and deed to any part or portion of Bremerton, a corporation of sale and deed to any part of the United States of America, does hereby organized under the laws of the United States of America, does hereby organized under the laws of the United States of America, does hereby organized under the laws of the United States of America, does hereby organized any of the above descentify and agree that the following coverants any of the above described property and does hereby agree that any such mortgage shall be subject to the following covenants to the same extent as if these subject to the following covenants to the same extent as if these subject to the following for record prior to the date of filling any such mortgage.

- (1) No buildings or structures other than single family dwellings of the reasonable value of \$2,000.00 or more, and private garages for not more than two cars and other outbuildings incidental to residential use of the plat, shall be erected or placed on the said property or any subdivision or portion thereof:
- (2) No residential structure shall be erected or placed on any plot or portion of said addition, which plot has an area of less than 6,000 square feet nor a width of less than fifty-seven (57) feet, except that a residence may be erected or placed on the North fifty-seven (57) feet of Lot twelve (12).
- (3) No buildings shall be located nearer than twentyfive (25) feet from the West line of Central Avenue, twenty-five (25)
 feet from the East line of Olympic View Avenue, ten (10) feet from
 the South line of Clay Street, ten (10) feet from the North line of
 the South line of Clay Street, ten (10) feet from the North line of
 Edwards Street, ten (10) feet from the East line of Olympic View Place,
 Edwards Street from the West line of Olympic View Avenue, or farther
 ten (10) feet from the West line of Olympic View Place, as
 shown on the plat of the said View Ridge Addition, and no building
 shall be located nearer than five (5) feet from the side lines of
 any plot; providing, however that any garage erected on any portion
 of Lots one (1) to six (6) inclusive and eighty (80) feet or more
 from the West line of Central Avenue, or erected on any portion of
 Lots seven (7) to twelve (12) inclusive and eighty (80) feet or more
 from the East line of Olympic View Avenue or not over twenty-four
 (24) feet from the East line of Olympic View Avenue, or erected on
 over twenty-four (24) feet from the West line of Olympic View Place,
 the adjoining property.

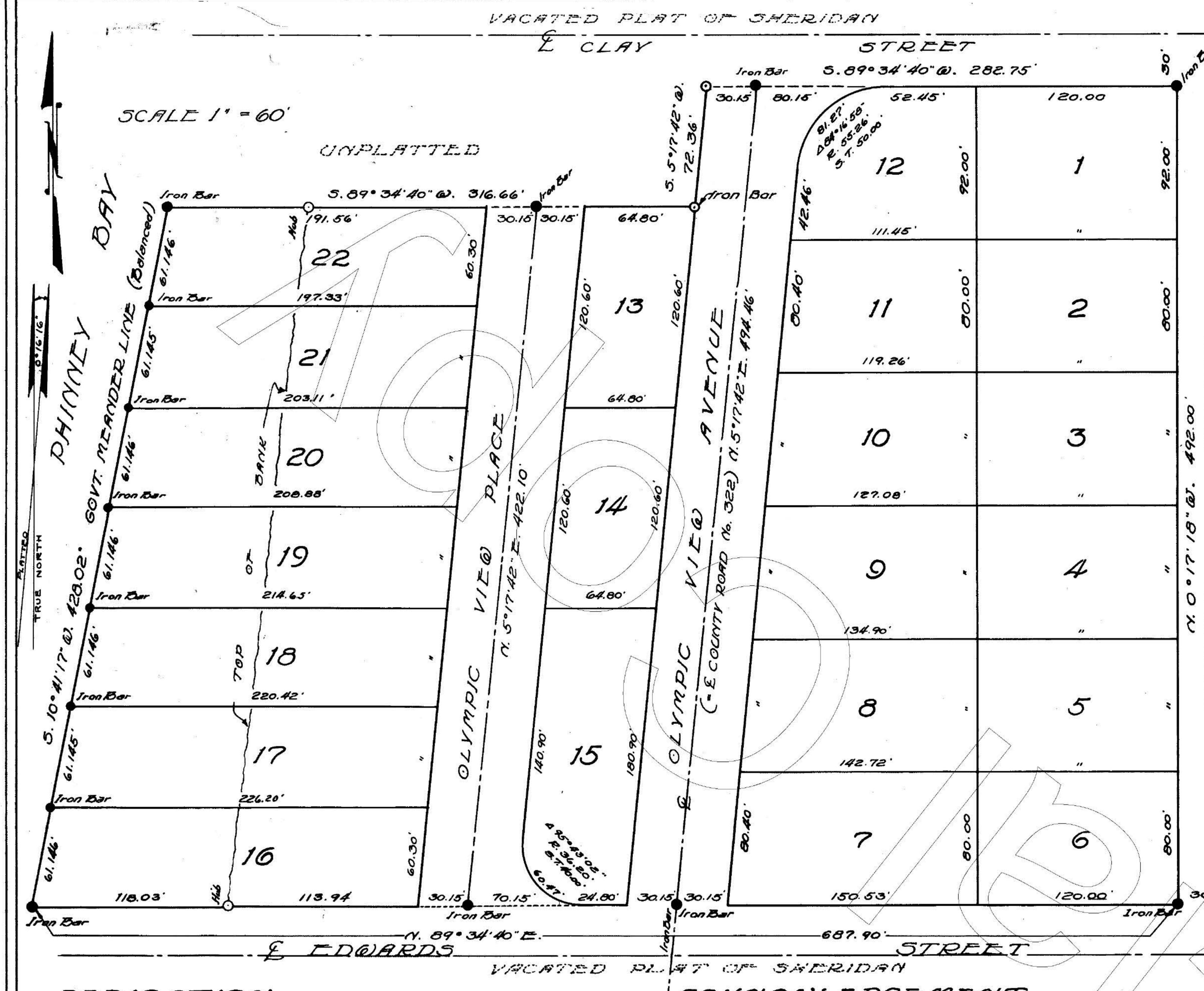
 (4) No mercantile builting

 No mercantile builting
- ment house, taverm, gas station, automobile sales or repair shop, machine shop or other business building shall be erected or maintained on any of said property, nor shall intoxicating liquor or beer be sold from any dwelling thereon, nor shall any business be conducted
- (5) No noxious or offensive trade or activity shall be carried on upon any lot or plot nor shall any livestock or fowl be shown the neighborhood. Which may be or become an

- (6) No fence over four (4) feet high and other than light membered wood or metal shall be erected on any part of Lots one (1) to twelve (12) inclusive between the rear line of any building and the street abutting thereon, nor on any part of lots sixteen (16) to twenty-two (22) inclusive between the East line of any building and the bank or beach.
- (7) No persons of any race other than the white 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.
- (8) No trailer, basement, tent, shack, garage 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.
- (9) An easement is hereby reserved over and across the rear fifteen (15) feet of Lots one (1) to six (6) inclusive, the rear ten (10) feet of which shall be for alley purposes and the adjoining five (5) feet of which shall be for utility installation and maintenance, and over and across the rear ten (10) feet of Lots seven (7) to twelve (12) inclusive for alley purposes. If at any time after any nine (9) of said twelve (12) lots have been built upon, said easement has not been used for alley or utility purposes, this easement may be eliminated by written consent of the then owners of all of the said twelve (12) lots which consent shall be property filed of record in the office of the auditor of Kitsap County.
- (10) These covenants are to run with the lend and shall be binding on all the parties and all persons claiming under them until January 1, 1966, at which time said covenants 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.
- (11) 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 herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute 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 covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- (12) 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.
- defeat or render invalid the lien of any mortgage, deed of trust, or other liens made in good faith and for value as to the said property or part thereof, and said covenants shall be binding upon or effective against any owner of said premises whose title thereto is acquired by foreclosure, trust sale or otherwise.

In witness whereof the said Arthur Bramson and Marcel Bramson have hereunto set their hands and seals and the First Federal Savings and Loan Association of Bramerton has caused its corporate name and seal to be hereunto subscribed and affixed and these presents to be executed by their officers thereunto duly authorized, this Asthebay of September, 1940.

day of Deptember, 1919	AND AND	LOAN ASSOCIATION O	F BREMERTON
FIRST F	EDERAL SAVINGS AND BY	Tuliur	President
S. C.	BY CAR	The same	Secretary
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1916 /	THE RESERVE OF THE PARTY OF THE	THE RESERVE OF THE PARTY OF THE	
Viding Molecular	marcil	Brancon-	
"Timming			
STATE OF	()		
COUNTY OF Kind) ss.		
		in and for the sta	ate 9\$
I, the undersign day of September/perso Marcel Bremson to me k	ed, a notary public hereby certi	fy that on this _2	8 oq
day of September/perso Marcel Bremson to me k	nally appeared befor	re me Arthur Bramso	n and
Marcel Bramson to me k who executed the foreg	nown to be the indi	d acknowledged that	they
STORICA CHA BESTER CHE	same as merr free	CIII C	ind door,
above written	and and official se	al the day and year	1000
	1/1/		
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6 10 10 10 10 10 10 10 10 10 10 10 10 10	y Public in and for residing at	the State of	
WASH WASH			
STATE OF WASHINGTON)			
COUNTY OF KITSAP	8.		
O- 111			me person-
ally appeared C. A To	Oth day o	f September before	to be the
On this ally appeared C. A. Fu President and Secretar going instrument	y of the corporation	n that executed the	fore-
going instrument, and and voluntary act and purposes therein mentilized to execute said	acknowledged said in	nstrument to be the	and
purposes therein mention	oned, and on oath s	tated that they were	the cor-
ized to execute said in porate seal of said co	istrument and that	the seal affixed 15	
CH was	.poration.	TROYd	last
above written.	and and official sea	al the day and year	
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Note	ry Public in and for	r the State of Wash	ngton
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Call College			
William Ja			
The state of the s	1 hr Based Ad. 31, 1040	93°a 27.	
The second secon	EDGAR D. SMITH, Kitney Co.	Brem	
	EDENK D. SMITH. Kitsen Co.	11/2	



DEDICATION_

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDER-SIGNED, ARTHUR BRAMSON AND MARCEL BRAMSON, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND THE FIRST FEDERAL SAVINGS & LOAN ASS'N., MORTGAGEES THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER ERSEMENTS OR WARTEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCOMSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYPURPOSES, ALSO THE RIGHT TO MAKE ALL MECESSARY 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 MEREON . 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 RESTRICT--1003: NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, TRACT OR PARCEL OF THIS PLAT CLOSER THAY 20 FEET TO THE MARGIN OF ANY STREET OR ROAD. NO LOT, TRACT OR PORTION OF ALOT OR TRACTOF THIS PLAT SHALL BE DIVIDED AND SOLD, OF RESOLD. OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLATSHALL BELESS THAN 3000 SQ.FT. OR LESS THAN 40 FEET IN WIDTH AT IT'S MARROWEST PART.

IN WITHESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 9th DAY OF JULY 1940 A.D.

FIRST FEDERAL SAVINGS
AND LOAN ASS'N.

E. Dulier PRESIDENT 1. C. Bennett

SECRETARY

PRESIDENT (Also known as Marcel Munroe)

ACKNOWLEDGEMENT_

STATE OF WASHINGTON } 55.

THIS IS TO CERTIFY THAT ON THE 9th DAY OF July 1940 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARATE ARMSON (Also Known as Marcel Munroe), HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOW --LEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED THEREIN.

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

> MOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTOURESIDING AT Brunchon MY COMMISSION EXPIRES Qua. 28, 1941

SEAL ~

-PLAT OF

VIEW RIDGE ADDITION

DESCRIPTION ATHIS PLAT IS A PART OF LOTS 7 AND 8,
SECTION 10, TWP. 24N., R. 1 E., W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW. CORNER OF CENTRAL AVENUE AND
EDWARDS STREET, IN THE VACATED PLAT OF SHERIDAN; THENCE
NO'IT IS WALONG THE WEST LINE OF CENTRAL AVENUE, 492.00 FT. TO
TO THE SW. CORNER OF CENTRAL AVENUE AND CLAY STREET IN
SAID PLAT; THENCE 5.89°34'40" &. 282.75 FT., THENCE 5.5°17'
42" W. 72.36 FT., THENCE 5.89°34'40" &. 316.66 FT. TO THE GOVT.
MEANDER LINE; THENCE 5.10°41'17" &. 428.02 FT. ALONG SAID
MEANDER LINE TO THE NORTH LINE OF EDWARDS STREET
EXTENDED; THENCE N.89°34'40" E. 687.90 FT., ALONG THE NORTH
LINE OF EDWARDS STREET TO THE PLACE OF BEGINNING.

LAMD SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE PLAT OF VIEW RIDGE ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TWP. 24M., R. 1 E., W.M., THAT THE DISTANCES AND COURSES OF ANGLES ARE SHOWN THEREON CORRECTLY, THE MONUMENTS HAVE BEEN STAKED ON THE GROUND.

FAND SURVEYOR

I, REINA 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 19

COUNTY TREASURER

APPROVED BY ME THIS __ 5 DAY OF AUGUST 1940 A.D.

COUNTY ENGINEER

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS

Edgar D. Smith, County Auditor
ATTEST By Mindell R. Vaa P. Care

DUP COUNTY AUDITOR AND CLERK CHAIRMAN - BOARD OF BOARD OF COUNTY COMMISSIONERS COUNTY COMMISSIONERS

FILED, FOR RECORD AT THE REQUESTOF 10. W. SUMMEN ON SUPTEMBER 4 1940 A.D., AT 16 MINUTES PAST 9 A.M. AND RECORDED IN VOLUME 6 OF PLATS, PAGE 25 RECORDS OF KITSAP COUNTY, WASHINGTON.

Edgar D. Smith
court AUDITOR

or Margaret Marcherson

DEPUTY

ACKNOWLEDGEMENT.

STATE OF WASHINGTON } 55.

THIS IS TO CERTIFY THAT ON THE 9th DAYOF JULY

1940 A.D., BEFOREME, THE UNDERSIGNED, A NOTARY PUBLIC

IN AND FOR THE STATE OF WASHINGTON DULY COMMISS
JONED AND SWORN, PERSONALLY APPEARED C.A. FULMER

AND N.C. BENNETT, PRESIDENT AND SECRETARY RESPEC
TIVELY OF THE FIRST FEDERAL SAVINGS & LOAN ASS'N.,

MORTGAGEES, TO ME KNOWN TO BE THE INDIVIDUALS

DESCRIBED IN AND WHO EXECUTED THE FOREGOING IN
STRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED

AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY

ACT AND DEED FOR THE USES AND PURPOSES MENTIONED

THEREIM.

IN WITHESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, THE DAY AND YEAR FIRST ABOVE WRIT-TEN.

SEAL -

NOTARY PUBLIC IN AND FOR THE STATE OF WASHING YON, RESIDING AT BREMERTON

