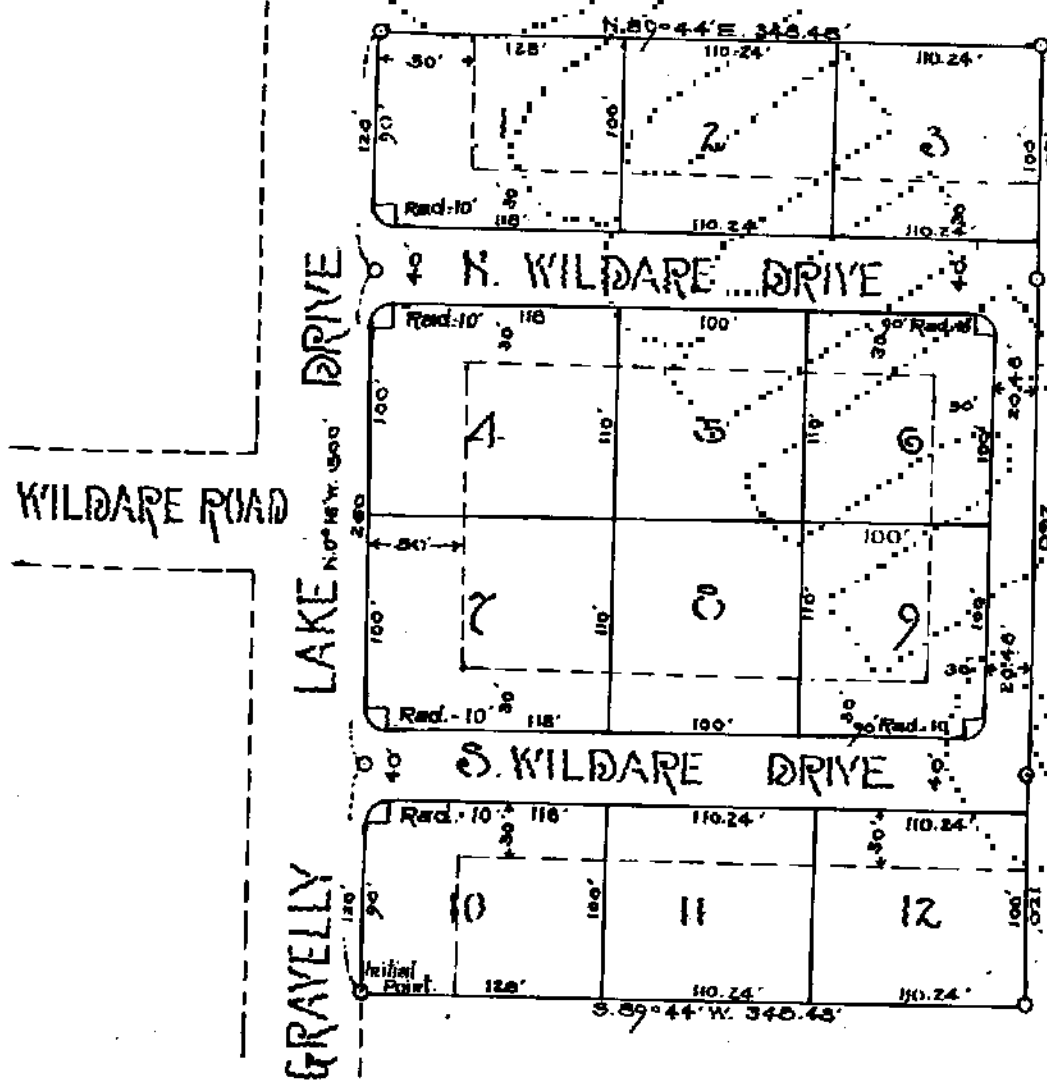


SUNSHINE VILLA TRACTS

Scale 1" = 100'



DESCRIPTION

Beginning at a point on the So. line of Sec. 2, Twp. 19 N. R. 2 E. W. 1/4, 14.4 ft. west of the W. 1/4 corner of said So. line; thence using this line as true E. and W. base, run N. 0° 16' W. along the E. line of Gravelly Lake Drive 1532.95 ft. to the true point of beginning; thence continuing N. 0° 16' W. along said E. line 500 ft.; thence easterly at right angle to said E. line 345.45 ft.; thence southerly and parallel to said E. line 500 ft.; thence West-ly 345.45 ft. to the true point of beginning.

I hereby certify that an actual survey has been made of this tract, that distances and angles are shown hereon correctly, that lot corners have been staked on the ground and monuments set at points indicated by circles.

W. M. Conkey
Registered Professional Engineer

Auditor's Note:—
Impression of seal as on plat filed for record.

DEDICATION

This is to certify that Guy W. Kirchner, Contract Purchaser, and the Sisters of the Visitation of Tacoma, Inc., have platted Sunshine Villa Tracts, hereby declare this plat, and dedicate all the streets shown hereon to the use of the public forever.

Attest:
Guy W. Kirchner
Contract Purchaser.
Attest: *Sisters of the Visitation of Tacoma, Inc.*
President
Buster Pope
Treasurer.

State of Washington, County of Pierce, ss:
This is to certify that on this 29 day of May 1941 before me the undersigned a Notary Public, personally appeared Guy W. Kirchner, Contract Purchaser and Mother M. Regina Delaney, President of Sister Rose Mary Glenn Treasurer of Sisters of the Visitation, in me known to be the persons who executed the foregoing dedication, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Notary Public in and for the State of Washington, residing at Tacoma.

Auditor's Note:—

These building restrictions cancelled by Pierce County Planning Commission and the set on page 55 was approved by them, also by the owners and Pierce County Officials.

RESTRICTIONS.

- None of this property shall be used for other than residential or other non-commercial purposes.
- No building shall be erected or placed on any plot which has an area of less than 10,000 square feet or a width of less than 100 feet.
- No building shall be erected on any plot nearer than 25 feet from the front road line, nor nearer than 6 feet to any side plot line.
- No building shall be erected on said premises until the design and location thereof have been approved in writing by a committee appointed by the Sisters of the Visitation or elected by a majority of the owners. However, in the event that such committee is not in existence or fails to approve such design or location within a reasonable time, then such approval will not be required. However, all dwellings erected either with or without the approval of the committee shall have a ground floor area of not less than 600 square feet, in the case of a one story structure, and shall have a ground floor area of not less than 1000 square feet in the case of a one and half or two story structure, and in any event the cost of the structure shall not be less than \$3000.00.
- No garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence for a longer period than one year.
- The exterior of any building shall not be allowed to remain in an unpainted or unfinished condition for more than six months from the start of construction of said building.
- No race other than Caucasian shall use or occupy any dwelling on the premises, except that this covenant shall not prevent occupancy of domestic servants of a different race or nationality employed by an owner or tenant.
- Until such times as a public sewage disposal system is provided sewage disposal shall be by means of approved septic tanks, cesspools or other means shall not be permitted.
- No structure shall be moved onto said premises unless it meets with the approval of the committee hereinafter referred to, or if there is no committee it shall conform to and be in harmony with similar structures in the tract.
- No noxious or offensive trade shall be carried on upon said premises nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood. Noxious liquors shall not be sold.
- The covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1967, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) 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.
- If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1967, it shall be lawful for any other person or persons owning any other lots in said addition to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate such covenant or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violations.
- Invalidity of any 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.

For reference only, not for re-sale.



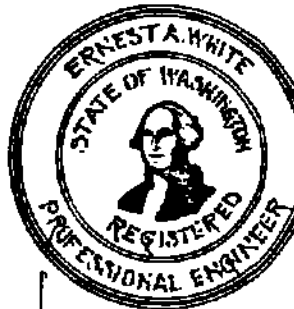
Tacoma, Wash. June 24, 1941
I hereby certify that there are no unpaid state or county taxes on the within described property.
Paul Newman
Treasurer Pierce Co., Washington.



Approved by the Board of County Commissioners of Pierce Co., Washington.
JUNE 23rd, 1941
Joe Schlarb
Commissioner.
Ed Melton
Chairman.

Approved by the Pierce County Planning Commission on the 23rd day of June 1941.

Alvin E. Allberg
Chairman
Robert W. Thompson
Secretary



Approved this 23rd day of June 1941.
E. A. White
County Engineer.



S.E. 1/4 of S.W. 1/4
Sec. 2, Twp. 19 N. R. 2 E. W. 1/4

Approved this 24 day of June, 1941

E. C. Peterson
Dept. Co. Prosecuting Attorney

1281717

Filed and recorded at the request of Guy W. Kirchner this 25th day of June 1941 at 5:30 minutes past 11 o'clock A.M. on page 54 Vol. 12 of record of Plats, Pierce Co. Wash.



S. Clifford Davis
Auditor Pierce Co., Wash.
by *John J. Smith* Deputy.

Indexed by me
Compared by J. E. McF.

For reference only, not for re-sale.

County Commissioners

FILE NO. 955 RESOLUTION NO. 1175

WHEREAS, on June 23, 1941, the Pierce County Planning Commission and the Board of County Commissioners of Pierce County, approved the plat of Dunshire Villa Tracts, which was recorded on June 25, 1941 at 53 minutes past 12:00 A.M. on Page 34, Volume 12, of Record of Plats of Pierce County, Washington, and

WHEREAS, the plat on July 29, 1941, requested the Pierce County Planning Commission to cancel the restrictions on said plat described in paragraphs 1 to 11 inclusive, and approve a new set of restrictions which are more restrictive, as follows:

a. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1961, 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.

b. 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 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.

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

c. 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 and one-half stories in height, and a private garage for not more than 2 cars.

d. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to the location of the building with respect to topography and finished ground elevation, by a committee composed of Guy W. Kirchner, Sister Rose Mary Glenn, Y.H.M. and K.M. Bosworth, or a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or in any event if no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required, and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representative shall cease on and after January 1, 1945. Thereafter, the approval described in this covenant shall not be required unless prior to said date, and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative, or representatives, who shall, thereafter exercise the same powers previously exercised by said committee.

e. No building shall be located nearer than 30 feet to the front lot line, nor nearer than 20 feet to any side street line. No building except a detached garage or other outbuilding located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line, except 4 front lots facing Gravelly Lake Drive, which front setback shall not be nearer than 50 feet, and not nearer than 30 feet to side street.

f. No residential structure shall be erected on any building plot which has an area of less than 10,000 square feet or a width of less than 100 feet at the front building setback line.

g. 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.

h. No trailer, basement, tent, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or shall any structure of a temporary character be used as a residence.

i. No dwelling costing less than \$3000 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 600 square feet in the case of a one and one-half, two, or two and one-half story structure.

j. That any dwelling or structure erected or placed on any lot in this subdivision, as to external appearance, including finished painting, within 6 months from date of commencement of construction, and shall be connected to septic tank or public sewer.

k. Until public sewers are available all sewage disposal shall be by means of septic tanks and tile disposal fields in accordance with the regulations of the State of Washington Department of Public Health, and the local authority.

l. No persons of any race other than the White or Caucasian race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

m. No lots shall be used for the breeding and raising of cows, horses, goats, sheep, mules, pigs, fowls, and animals, and rodents under any circumstances; or for the keeping, quartering, housing, or maintaining of the aforementioned animals or fowls.

NOW, THEREFORE, BE IT RESOLVED that said restrictions on said plat be and the same are hereby cancelled, and the new restrictions as contained herein contained paragraphs 1 to 11 inclusive be and the same are hereby approved.

BE IT FURTHER RESOLVED that copy of this resolution be forwarded to the Pierce County Commissioners for their approval and transmittal to the Pierce County Auditor for recording.

Pierce County Planning Commission.

Dated August 4, 1941

Alvin C. Schlegel, Chairman
Chester W. Thompson, Secretary

APPROVED: Board of County Commissioners

Joe DeLank, Commissioner
L. B. Melton, Chairman



Approved: L. B. Melton, Deputy Pierce County Attorney

Approved: L. B. Melton, Pierce County Road Engineer

VOL 674 PAGE 500 DEEDS

1284155 Tacoma, Washington, July 29th, 1941.

To, Pierce County Planning Commission, Tacoma, Washington.

Dear Sirs:-

June 23rd, 1941 Your body approved a plat and covenants for the Dunshire Villa Tracts. The covenants with the approved plat meet the standards for platting property in Pierce County. None of the property has been sold.

We, the undersigned, desire to make the restrictions more restrictive and we are asking your body to amend the covenants (same to be substituted for the covenants approved June 23rd, 1941) in read as follows:- Per copy of covenants attached.

Signed:

Sisters of the Visitation of Tacoma

By: Mother M. Regina Delaney, President.

By: Sister Rose Mary Glenn, Treasurer.

By: Guy W. Kirchner, Contrast Purchaser.

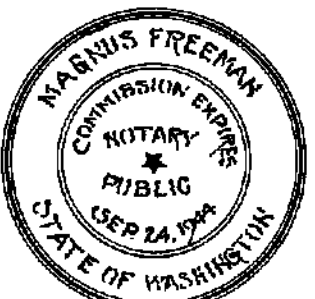


Auditors Note: Seal, as appears on recorded instrument.

State of Washington, ss
County of Pierce

This is to certify that on this 29th of July, 1941, before me, the undersigned, a Notary Public, personally appeared Mother M. Regina Delaney, President and Sister Rose Mary Glenn, Treasurer, Sisters of the Visitation of Tacoma, Washington, and Guy W. Kirchner, a married man, to me known to be the persons who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the above mentioned purposes.

Magnus Freeman
Notary Public in and for the State of Washington, residing at Tacoma, Washington, July 29th 1941.



1284155

Filed for record Aug 7 1941 11:35 A.M. on Page 35 Vol. 12 Record of Plats. Request of Pierce Co. Planning Commission

S. CLIFFORD DAVIS, County Auditor

By: [Signature] Deputy.