

RESTRICTIONS FOR VICTORY HOMESITES NO. 1,
TACOMA, PIERCE COUNTY, WASHINGTON.

TO THE PUBLIC:

Know all men By These Presents:

That Victory Homes, Inc., the original owners of Victory Homesites No.1, in Tacoma, Pierce County, Washington, does hereby adopt the following covenants and restrictions which shall run with the land 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 party hereto, its successors or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other party, person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the party, person or persons violating or attempting to violate any such covenant and either to prevent it, 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 nowise affect 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 and 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 two cars and a woodshed incidental to residential use.

"B" 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 location of the building with respect to topography and finished ground elevation, by a committee composed of H. A. Briggs and Ruth Briggs, or by 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 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 1st, 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.

- "C" No building shall be located nearer than 20 feet to the front lot line nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 70 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line and no residence or attached appurtenance shall be erected on any lot farther than 35 feet from the front lot line, except in Block one in said tract in which such buildings may not exceed 45 feet from front lot line.
- "D" No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than 50 feet at the front building setback line.
- "E" 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.
- "F" 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.
- "G" No dwelling costing less than \$2500.00 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 600 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.
- "H" That any dwelling or structure erected or placed 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 shall be connected to septic tank or public sewer.
- "I" 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.
- "J" 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.

~~WITNESSES~~

EXECUTED AT TACOMA, WASHINGTON THIS 17th day of September 1942

VICTORY HOMES, INC.

By H. A. Briggs
Its President

By Ruth Briggs
Its Secretary

STATE OF WASHINGTON)
County of Pierce)

On this 18th day of September 1942 before me personally appeared H. A. BRIGGS and RUTH BRIGGS to me known to be the PRESIDENT and SECRETARY, respectively, of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for its uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year last above written.

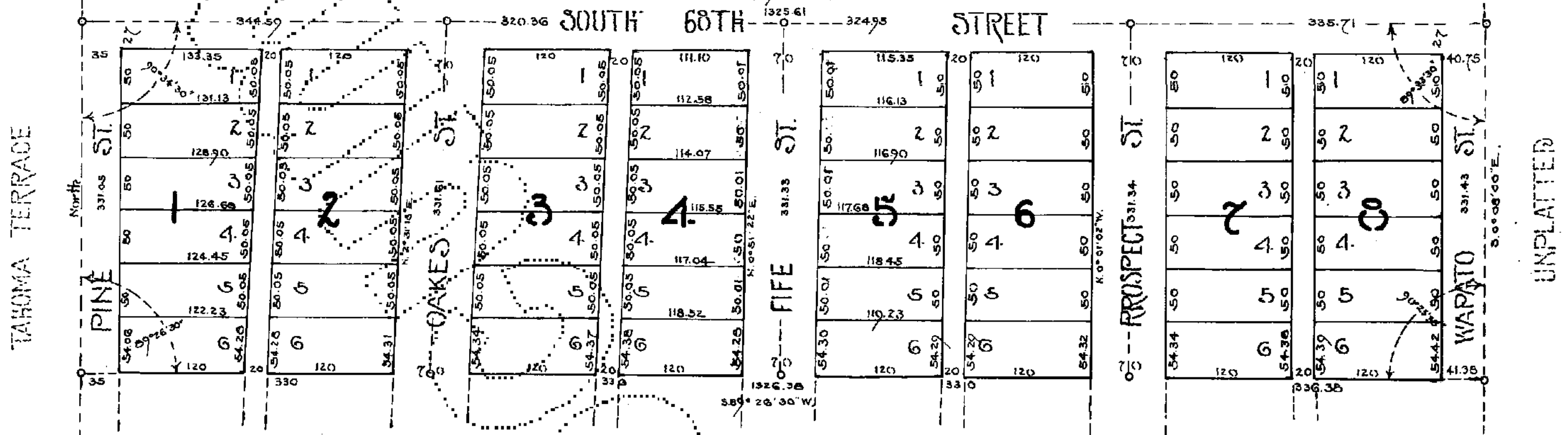
Charles M. [Signature]
Notary Public in and for the State
of Washington, residing at Tacoma

VICTORY HOMESITES NUMBER ONE TACOMA, WASHINGTON.

NORTH 1/2 NORTH 1/2 SW 1/4 NE 1/4
SECTION 30-T20N-R3E-WM

UNITY ADDITION

UNPLATTED



THIS IS TO CERTIFY, THAT VICTORY HOMES, INC., A CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WASHINGTON, SOLE OWNER OF THE WITHIN DESCRIBED PROPERTY, THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ABOVE, AND TO BE KNOWN AS VICTORY HOMESITES NUMBER ONE, TACOMA, WASHINGTON, AND THAT SAID OWNER DOES HEREBY DONATE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND ALLEYS SHOWN HEREON, AND THE SAID OWNER FOR ITSELF, ITS SUCCESSORS, AND GRANTEES, WAIVES ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THE PLAT, BY REASON OF ANY CUTS OR FILLS MADE IN THE STREETS AND ALLEYS THEREIN, IN THE ORIGINAL GRADING THEREOF AND THE SAID CORPORATION CERTIFIES AND SWEARS THAT IT IS THE SOLE OWNER OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE LAND COVERED BY THE STREETS AND ALLEYS AS SHOWN ABOVE, IS FREE FROM ALL INCUMBRANCES, INCLUDING TAXES.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND SEALED WITH ITS CORPORATE SEAL THIS MARCH 16, 1942, PURSUANT TO AND BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF TRUSTEES DULY PASSED AND ENTERED IN ITS RECORDS.



VICTORY HOMES, INC.

BY *W. H. Briggs*
PRESIDENT
ATTEST *Ruth Briggs*
SECRETARY

STATE OF WASHINGTON
COUNTY OF PIERCE

ON THIS 16 DAY OF MARCH 1942 PERSONALLY APPEARED BEFORE ME H. A. BRIGGS AND RUTH BRIGGS TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY RESPECTIVELY OF THE VICTORY HOMES, INC. THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



NOTARY PUBLIC IN AND FOR SAID STATE
RESIDING AT TACOMA, PIERCE COUNTY, STATE
OF WASHINGTON.

I hereby certify that I have surveyed the estate described
herein, that this map is correct, and that stone monuments are in place at
points indicated by circles (o).
Tacoma, Washington March 16th, 1942.

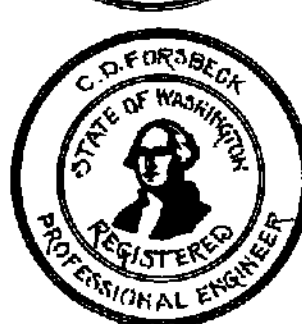
BY *W. S. Brydson*
Registered professional surveyor

Approved April 19 1942

Approved April 19 1942

BY *H. P. Engstrom*
Commissioner of Pub. Wks

BY *W. D. Forbeck*
City Engineer



Indexed by *W. S. Brydson*
Compared by *W. S. Brydson*

APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA, WASHINGTON, THIS 20 DAY OF April 1942



ATTEST *G. M. Martin*
CITY CLERK
APPROVED April 20, 1942
BY *Harry P. Bain*
MAYOR

APPROVED BY THE PLANNING COMMISSION April 9 1942

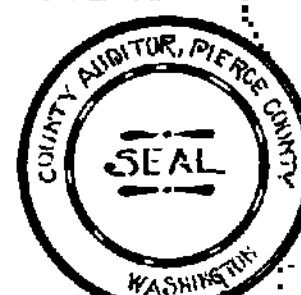


BY *Lee J. Merrill*
PRESIDENT
BY *W. D. Forbeck*
SECRETARY

TACOMA WASHINGTON April 22-1942
I HEREBY CERTIFY THAT THERE ARE NO UNPAID STATE OR COUNTY
TAXES ON THE PROPERTY DESCRIBED WITHIN

BY *Paul Newman*
TREASURER PIERCE COUNTY WASHINGTON
BY *W. D. Forbeck*
DEPUTY

FILED AND RECORDED AT REQUEST OF Burke and Burke THIS
22 DAY OF APRIL 1942 AT 59 MINUTES PAST 2:00 O'CLOCK P.M. ON PAGE 52 VOLUME 12 OF RECORD
OF PLATS



BY *S. Clifford Davis*
AUDITOR PIERCE COUNTY, WASHINGTON.
BY *W. D. Forbeck*
DEPUTY.

Scale 1 in. = 100 feet.

For reference only, not for re-sale.