

3571667

DECLARATION OF PROTECTIVE RESTRICTIONS FOR INVERNESS HEIGHTS

Know all men by these presents that by the execution and recording of this instrument the owners do hereby establish the protective restrictions, conditions and covenants hereinafter set forth upon and subject to which all lots, tracts and parcels of land in said plat shall hereafter be held or sold or conveyed by him as such owner, and shall inure to and pass with said property and each and every parcel of land therein and shall apply to and bind the respective successors in interest of each and all of the present and future owners of said land in said plat, and are hereby imposed upon said land as a servitude in favor of said property and each and every lot, tract and parcel of land therein as a dominant tenement or tenements as follows, to-wit:

- (a) No noxious or offensive trade 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.
- (b) Said premises shall not be sold to, leased to, or occupied by any person other than of the White or Caucasian race, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality actually employed in good faith by the owner of the tenant.
- (c) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence.
- (d) No structure shall be moved onto any lot 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 existing structures in the tract.
- (e) No building shall be erected on any lot until the design and location thereof have been approved in writing by a majority of the members of a committee appointed by the subdivider, or if the subdivider fails to appoint such a committee then by a committee elected by a majority of the owners of lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within 30 days after written request, then such approval will not be required provided the design and location on the lot conform to and are in harmony with existing structures in the tract. In any case either with or without the approval of the committee, no dwelling costing less than \$8,000 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall not be less than 1000 square feet in the case of a one-story structure nor less than 800 square feet in the case of a one-and-one-half or two-story structure. All residence structures shall be connected with adequate sewage disposal facilities through septic tanks constructed and located so as not to pollute existing streams.
- (f) Lots designated numerically as #6, #7, #8, #9, and #10 shall be restricted to a one-story structure; also on said lots no trees except those now existing shall be allowed to grow over 15 feet in height.
- (g) Lots designated numerically as #1, #2, #3, #4, and #5 shall run all sewage disposal units and drainage fields toward the rear of lots. For the purpose of this restriction the front lot line shall be considered that portion of tract bordering on road as established in the plat of Inverness Heights.

- (h) These 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, 1976, at which time said covenants and restrictions shall terminate.
- (i) If any person, firm or corporation shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1976, it shall be lawful for any other person or persons of corporation owning any other lots 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 or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- (j) 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.

Agnes E. Howell
Charles H. Howell

STATE OF WASHINGTON)
 County of King) ss.

On this day personally appeared before me Charles H. Howell and
Agnes E. Howell to me known to be the individuals described in
 and who executed the within and foregoing instrument, and acknowledged that
they signed the same as their free and voluntary act and deed, for
 the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of May, 1946.



H. S. Walls
 Notary Public in and for the State of
 Washington, residing at Seattle.

FILED FOR RECORD May 22 1946
 Request of Charles H. Howell
 ROBERT A. MORRIS, County Auditor

INVERNESS HEIGHTS

APRIL 1946

IN SEC. 13 T 23 N. R 3 E. W. M.

SCALE - 1" = 60'

JOSEPH C. MAYER
PROFESSIONAL ENGINEER

DESCRIPTION

THAT PORTION OF GOV'T LOT ONE (1), SECTION THIRTEEN (13), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE THREE (3) EAST, W.M., DESCRIBED AS FOLLOWS:— BEGINNING AT A POINT ON THE ESTABLISHED SOUTH LINE OF SAID GOV'T LOT 1 (1), S 89°38'34" W AND 164.53 FEET FROM THE SOUTHEAST CORNER THEREOF, THENCE N 0°20'34" W, 160.00 FEET, THENCE S 89°45'22" W 100.00 FEET, THENCE S 09°20'34" E 587.79 FEET, THENCE N 89°38'34" E 100.753 FEET TO A POINT OF A CURVE OF A RADIUS OF 184.023 FEET AND WHOSE SEMI-TANGENT BEARS S 32°18'37" W, THENCE SOUTHERLY ALONG SAID CURVE 80.523 FEET TO THE SAID SOUTH LINE OF SAID GOV'T LOT ONE (1), THENCE N 89°38'34" E 520.31 FEET TO THE SAID POINT OF BEGINNING.

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF INVERNESS HEIGHTS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TWP. 23 N., R 3 E. W.M., AND THAT THE DISTANCES AND COURSES ARE CORRECTLY SHOWN HEREON. THAT MONUMENTS AND STAKES HAVE BEEN SET CORRECTLY AND THAT I HAVE CONFORMED TO ALL PROVISIONS AND REGULATIONS GOVERNING PLATTING TO THE BEST OF MY KNOWLEDGE AND ABILITY.

2477 Deeds 536

RESTRICTIONS

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-1 (RESIDENCE) USE AND NO LOT OR PORTION OF A LOT 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 13,000 SQ. FT. AND LESS THAN 70 FT. IN WIDTH AT FRONT BUILDING LINE AND SUBJECT FURTHER TO THE PROVISIONS OF KING COUNTY RESOLUTION No. 6494 AND SUBSEQUENT AMENDMENTS THERE TO. FURTHER RESTRICTIONS AND RESERVATIONS FOR THIS PLAT ARE RECORDED IN VOLUME ____ OF DEEDS, PAGE ____ RECORDS OF KING CO., WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES SHOWN HEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON AND IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 24 DAY OF APRIL A.D. 1946

MARIAN E. HOWELL
CHAS. H. HOWELL

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 24TH DAY OF APRIL A.D. 1946 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MARTON E. HOWELL AND CHARLES H. HOWELL HER HUSBAND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACTS AND DEEDS FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

CHAS. H. HOWELL
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT SEATTLE

APPROVALS

EXAMINED AND APPROVED THIS 26 DAY OF APRIL A.D. 1946

C. O. MANNES
COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS ____ DAY OF ____ MAY, A.D. 1946.
BY THE KING COUNTY PLANNING COMMISSION.

DON S. JOHNSON OTWAY PARDEE JOHN N. TODD
CHAIRMAN SECRETARY EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 29 DAY OF APRIL A.D. 1946.

ATTEST: RALPH R. STENDER
CLERK, BOARD OF COUNTY COMMISSIONERS

J. HAROLD SPARKMAN
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

3570426

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 20 DAY OF MAY, A.D. 1946, AT 35 MINUTES PAST 1 P.M., AND RECORDED IN VOLUME 31 OF PLATS PAGE 39, RECORDS OF KING COUNTY, WASHINGTON.

BY M. J. R. WILLIAMS
DEPUTY COUNTY AUDITOR

ROBERT A. MORRIS
COUNTY AUDITOR

