3875308

RESTRICTIVE COVENANTS AND RESERVATIONS LONES & GARNER, INC. ADDITION

WHEREAS, WESTLAND CONSTRUCTION CO., INC., a Wakington corporation, hereinafter called the "Owner", is the owner of all the real property contained in Jenes & Gerner, Inc., Addition, King County, recorded in Volume 444, page 16 of Plats, records of King County, Wakhington;

AND, WHEREAS, the said Owner will make sales of real property embraced in said plat and said Owner desire that all sales of such real property shall be made subject to certain reservations and protestive and restrictive covenants, the purpose of which is to insure the use of said property for attractive residential purposes, to prevent nuisance, to maintain the desired benefit and enjoyment of its property, with no greater restrictions upon the free and undisturbed use of said property than are necessary to insure the

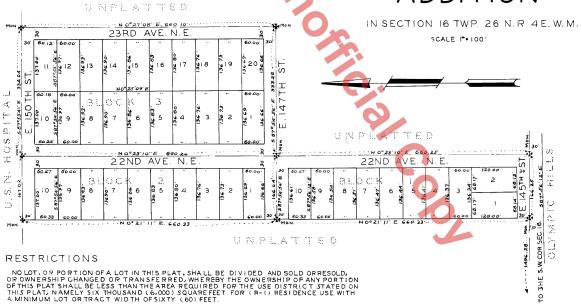
NOW, THEREFORE, KNOWW ALL MEN BY THESE PRESENTS:

The said Owner hereby declares and establishes a general plan for the development, improvement, maintenance and protection of the real property embraced in said plat more particularly described above and hereby establishes the protective restrictions and reservations hereinafter set forth, subject to which all lets, tracts, and parcels of land shall be held and/or sold by said Owner and successive owners, and each of which restrictions is, and all of which are, for the benefit of the real property embraced in said plat, and all percens who may become owners of lets, tracts, or parcel of land in eaid plat, and each and all of which shall inure to and pass with each and every lot, tract or parcel of land in said plat, and shall apply to and bind the respective successors in interest of every owner in said plat, and which restrictions are and each thereof is imposed upon the real property embraced in said plat as a servitude in favor of the real property embraced in said plat as the dominant temment or temments as follows, towit:

l. All lots in Jones & Garmer, Inc. Addition, King County, Washington, are designated residence lots and no structure shall be erected on any residential lot other than one detached single family dwelling, not to exceed two stories in height and a one or two ear garage,

- 2. No buildings or structures of any kind shall be located on any residential building lette arer than twenty (20) feet to the front let line, nor marer than ten (10) feet to any sidestreet line.
- 3. No residential structure shall be placed on any lot which let has an area of less thans@totipfive hu mdred (7500) square feet, nor a width of less than sixty (60) feet at the front building set back line.
- 4. No notious or offensive trade or activity shall be carried on upon any let, nor shall anything be done thereone which may be or become an annoyance or a maissance to the neighborhood,
- 5. No residence property shall at any time, directly or indirectly, be rested or leased or sold in whole or in part teamy person or persons not of the white or Caucasian race. No person or persons other than one of the white or Caucasian race shall be permitted to a cupy any portion of any residence lot or of any building thereon, except a domestic servant actually employed by an occupant of such lot and/or Swilding.
- 6. No dwelling costing less than Four Thousand Dollars (\$4000,00) 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 eight hundred (800) square feet in the case of a one story structure, nor less than seven hundred (700) square feet in the case of a one and a half or two story structure.
- 7. No fold or animal other than songbirds, dogs or cats as household pets, shall at any time be kept upon mind embraced in this addition.
- 8. No trailer, basement, tent, shack, garage, barn, or other out building erected in the tract shall at any time be used as a residence, temporarily or permanently.
- 9. No structure shall be moved onto any lot or existing structure be altered unless it shall conform to and be in harmoney with the existing structures in the tract.
- 10. If the expers of any of the property in the foregoing described Addition, or any of them, or their hears or assigns, shall violate or

JONES AND GARNER INC. ADDITION



ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF JONES AND GARNER ING, ADDN: IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SEC. 16 TWP. 26 N. R. 4 E. W. M. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND PLOCK CORNERS STAKED CORRECTLY ON THE GROUND THAT! HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND THE PLATTING REGULATIONS.

ROSS R. V/ C KERS
LICENSE No. 1795 REN. No. E - / 668

ENGINEERS APPROVAL

EXAMINED AND APPROVED THIS IST DAY OF MAY A. D. 1947

______ G. GLEN SMITH _______

PLANNING COMMISSION

I HEREBY CERTIFY THAT THE WITHIN PLAT OF JONES AND GARNER INC. ADDITION IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS_GTH. DAY OF_MAY,_ A.D. 1947.

DON S. JOHNSON

- J. R. HEATH -

W. H. HECKER ACTING EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 5 DAY OF MAY A.D. 1947.

CLERK BOARD OF COUNTY COMMISSIONERS

TAYLOR M. GREENE
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

FILING FORM

3683835

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 7 DAY OF MAY A. D. 1947 AT 20 MINUTES PAST 9 A. M. AND RECORDED IN VOLUME 44 OF PLATS, PAGE E RECORDS OF KING COUNTY, WASHING TON

DEPUTY COUNTY AUDITOR

- POBT. A. MORRIS -



DESCRIPTION

THIS PLAT OF JONES AND GARNER INC. ADDN: COVERS AND INCLUDES THE FOLLOWING DESCRIBED PARCELS OF LAND IN SEC. 16 TWP. 26N. R. 4 E. W.M.; THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS. THAT JONES AND GARNER INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, OWNERS IN FEE SIMPLE OF THE LAND DEFINED PLAT TED. DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PUPPOSES; ALSO ALL PARKS: EASEMENTS OR WHATEVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THE PLAT FOR THE PUPPOSE THEREON INCLATED). ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCK, TRACTS OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORT GINAL REASONABLE GRADING OF THE STREETS. AVENUES. ALLEYS AND PLACES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS AND SEALS THIS $\underline{12TH}$ DAY OF \underline{APRIL} A. D. 1947.





ACKNOWLEDGMENT

STATE OF WASHINGTON S.S.

COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 12 TH DAY OF APPLL A D.1947, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED FRED J. LUNGHARD PRESIDENT AND W.G. JONES TREASURER OF JONES AND GARNER INC. TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATIONS AND WHO 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. THEY ON OATH STATED THAT THEY WERE AUTHORIZED BY SAID CORP. TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORP. SEAL OF SAID CORP.

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

C. R. JOHNSON

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING AT SEATTLE, WASH.

