

3232671

DECLARATION OF PROTECTIVE RESTRICTIONS

Park Village, Seattle, Washington.

Know All Men By These Presents: The undersigned Park Village Construction Co., Inc., owner in fee of the following described property: Lot 1, block 1, and lot 1, block 2 and lots 5 to 20 inclusive, all in block 2, Park Village, according to plat thereof recorded in volume 38 of plats, page 9, records of King County, Washington; and William Lenthall, as his separate estate, owner in fee of all the remainder of the lots in said Park Village, declares said plat to be subject to the following conditions, limitations and restrictions, to wit:

All lots in said plat shall be known and described as residential lots. No structure or building shall be erected, altered, placed, or permitted to remain on any residential lot other than one detached single-family dwelling or one semi-detached single-family dwelling with a private garage for not more than two cars.

No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential lot nearer than 20 feet to the front lot line, nor nearer than 10 feet to any side street line, except a detached garage or other outbuilding located 75 feet or more from the front lot line, be located within 10 feet but not nearer than 5 feet to any side lot line.

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 or alteration have been approved in writing by a majority of a committee composed of Ralph P. Jones, Arthur Hansen and Irwin Wolff, or their authorized representatives, for conformity and harmony of external design with existing structures in the subdivision; and as to location of the building with respect to property and building setback lines. In the case of the resignation, death or inability to act of any member or members of said committee, the surviving or remaining members or member shall have authority to approve or disapprove such design or location. If the aforesaid committee or the surviving or remaining members thereof or their authorized representatives fails to approve or disapprove such design and location within 30 days after plans have been submitted to it, or if no suit to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completion thereof, such building or alteration shall be deemed approved. Said committee or their authorized representatives shall act without compensation. Said committee shall act and serve for five years from September 30, 1941, at which time the then record owners of a majority of the lots in said plat may designate in writing duly acknowledged and recorded in the auditor's office of King County, Washington, their authorized representatives, who thereafter shall have all of the powers, subject to the same limitations, as were previously delegated herein to the aforesaid committee.

No residential structure shall be erected or placed on any building plot, which plot has an area less than 6,000 square feet, nor a width of less than sixty feet at the front building setback line.

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.

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

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.

No dwelling costing less than \$2500 shall be permitted to occupy on any lot in said plat. The ground floor area of the main structure, exclusive of one-story porches and garages, shall be not less than 650 square feet in the case of a one-story structure nor less than 550 square feet in the case of a one and one-half, two or two and one-half story structure.

Any dwelling or structure erected or placed on any lot in said plat shall be completed as to external appearance including finished painting within six months from date of commencement of construction and shall be connected to septic tank or public sewer.

This declaration shall be deemed a covenant running with the title to all lots in said plat and binding on the undersigned and each successor in interest until January 1, 1990, at which time this declaration shall be deemed extended for successive periods of ten years unless a declaration executed and acknowledged by the majority of the then record owners of the lots in said plat modifying or terminating this declaration in whole or in part shall be recorded in the office of the county auditor of King County, Washington, within one year from January 1, 1990, or within one year from the expiration of any such successive ten year period.

In the event of any violation of the provisions of this declaration any person or persons owning any lot in said plat may prosecute any proceeding at law or in equity against the persons or person violating or attempting such violation either to prevent him or them from so doing or to recover damages for such violation.

Invalidation of any portion of this declaration by judgment or court decree shall not invalidate the other provisions hereof.

William Sen thall

By *Kenon S. Hoenschell*
His attorney in fact.

By: _____

Park Village Construction, Co., Inc.,
Park Village Co., Inc.

By: _____

Lyons Wolff
President

By: _____

Jeffrey Heiman
Secretary



PARK VILLAGE

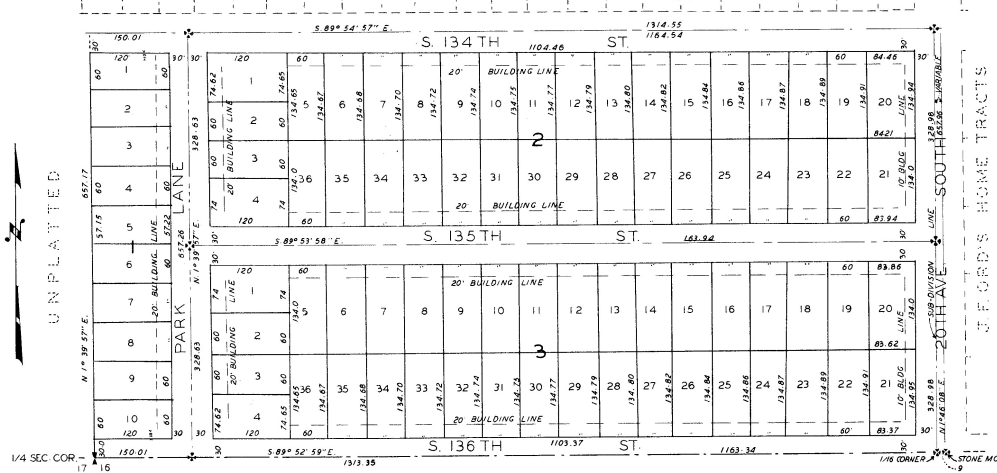
IN NW 4 16-23-4

GARDNER GARDNER & HITCHINGS

CIVIL ENGRS

SCALE 1" = 100'

ALBERT PARK



SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE ABOVE DESCRIBED SEC 16; THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN; THAT MONUMENTS ARE SET AND THAT ALL LAWS AND REGULATIONS GOVERNING PLATTING HAVE BEEN MET, EXCEPT THAT THE SETTING OF THE LOT AND BLOCK CORNERS IS COVERED BY A CASH GUARANTEE DEPOSITED WITH THE COUNTY TREASURER.

GARDNER, GARDNER AND HITCHINGS INC.
BY ALLEN HITCHINGS PRES
STATE LICENSE No 199 RENEWAL E 1210



EXAMINED AND APPROVED THIS 30TH DAY OF MAR, A. D. 1942

J. R. HEATH
COUNTY ROAD ENGINEER
BY DEPUTY

EXAMINED AND APPROVED THIS 24 DAY OF MAR, A. D. 1942
BY KING COUNTY PLANNING COMMISSION

VICE CHAIRMAN --- CLAY ALLEN ---
SECRETARY --- OTWAY PARDEE ---
PLANNING ENGR --- DON S. JOHNSON

3230714

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 31 DAY OF MARCH, A. D. 1942 AT 55 MINUTES PAST 2 P. M. AND RECORDED IN VOL. 38... PAGE 9, RECORDS OF KING COUNTY, WASHINGTON.

ROBERT A. MORRIS
COUNTY AUDITOR
BY M. J. R. WILLIAMS
DEPUTY AUDITOR

DESCRIPTION

THIS PLAT OF PARK VILLAGE COVERS AND INCLUDES ALL OF THE SOUTH 1/2 OF THE S.W. 1/4 OF THE NW 1/4 OF SEC. 16 TWP 23N R. 4E. W.M. LESS COUNTY ROAD.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THE 27TH DAY OF NOVEMBER A. D. 1941 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED MARION S. HOENSCHELL TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS ATTORNEY IN FACT OF WILLIAM LENTHALL ALSO THEREIN DESCRIBED, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED OF THE SAID WILLIAM LENTHALL FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT SAID WILLIAM LENTHALL IS NOW LIVING.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

W. G. BEARD
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN SEATTLE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, ATTORNEY IN FACT FOR WILLIAM LENTHALL OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, 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, BLOCKS OR PARCELS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON; ALSO WHATEVER PUBLIC PROPER IS SHOWN ON THE PLAT FOR PURPOSES THEREON INDICATED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 27TH DAY OF NOVEMBER, A. D. 1941.

WILLIAM LENTHALL
BY MARION S. HOENSCHELL
HIS ATTORNEY IN FACT

RESTRICTIONS

ALL LOTS OR PARCELS THEREOF ARE RESTRICTED TO (R1) RESIDENCE USE AS DEFINED BY KING COUNTY PLANNING COMMISSION (KING COUNTY AUDITOR No 2949443); NO LOT SHALL BE DIVIDED OR OWNERSHIP TRANSFERRED IN ANY MANNER WHEREBY ANY SINGLE OWNERSHIP SHALL BECOME LESS THAN 6000 SQFT. OR 50FT. IN WIDTH.

EXAMINED AND APPROVED THIS 30TH DAY OF MARCH, A. D. 1942

TOM SMITH
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

BY ELMER H. KENNEDY
CLERK OF BOARD

