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TO ALL PERSONS BE IT KNOWN THAT G. L. STANDRING AND EDNA

STANDRING, his wife, owners in fee simple of that certain land. described in a certain plat known as Shoremont No. 1, which contemporaneously herewith is being filed in the Auditor's office of King County, State of Washington, recorded in Volume of Plats, at Page____, to which plat reference is hereby made for the purpose of a true legal description of the lands affected hereby, and said property owners declare that the folflowing restrictions, reservations, covenants and easements are appurtenant to and run with land:

1. Use of Land.

a. All lots in Shoremont: No. 1 shall be known, described and used as and for residential purposes only. No commercial enterprise shall be permitted in Shoremont No. 1. other than the business of selling said lots, and the conducting of a utilities water system.

b. No swine, poultry or livestock, nor more than two dogs per lot shall be kept upon any of the lots. c. No fence shall be erected on any boundary of any of

said lots in excess of 48 inches in height. d. All of said subdivision shall be owned, occupied,

leased or rented by only the white or Caucasian race, except domestic servants of a different race are not prohibited when domiciled with an owner or tenant who is of the white or Caucasian race.

e. An easement is reserved over the five feet adjacent to the abutting roadway, and the two feet on each side of each lot for utility installation and maintenance.

2. Building Restrictions.

a. Only one single detached one-family dwelling of not to exceed 2-1/2 stories in height, and one private attached or unattached garage for not more than two cars are permitted on any one lot, which said structure shall meet all other restrictions of land and building as provided herein.

b. No residence structure costing less than \$4,000.00 shall be erected or placed on any lots in said plat, nor shall any of said residences have less than 1,000 square feet of floor area exclusive of porches and garages.

c. No structure shall be erected, altered, placed upon, or be permitted to remain on any lot in this subdivision until the external design and location thereof shall be approved by the neighborhood committee, which committee shall be appointed or elected by the owner, or owners of a majority of the lots included in said subdivision, all subject to the covenants and restrictions herein. If the committee fails to approve or disapprove any pro-

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DECLARATIONS OF RESTRICTIONS, RESERVATIONS, BASEMENTS AND COVENANTS.

posed design or location within 30 days after plans therefor have been submitted to the committee, then approval thereof will deem to have been waived. Said committee shall consist of not less than three members, all of whom shall be lot owners in said subdivision, and who shall serve for one year, or until their successors are elected. Each lot shall entitle the owner thereof to one vote in the election of said committee members. Members of said committee shall have full power to prohibit architectural styles, or lack of style, as shall not best preserve and protect the stability and appeal of the subdivision. .d. No residence shall be placed nearer than 25 feet to the street line, nor nearer than 5 feet to the side lines of any of said lots.

e. No trailer, basement, garage or other structure erected. in the subdivision shall at any time be used as a temporary or permanent residence, nor shall any residence of a temporary character be permitted.

f. All lavoratory conveniences must be incorporated in, and be a part of a dwelling.

g. Any owner of any lot in said subdivision may prosecute an action at law or equity to abate, restrain, or prevent violation of any covenant herein, or to recover any damages resulting from such violation, providing no action may be commenced as authorized hereunder more than six months after such violation shall have occurred. h. If any one or more of the covenants, restrictions or easements herein contained shall be invalidated by judicial decree, such action shall in no wise affect the remaining covenants or re-

strictions or easements.

3. In the event of conflict between these and County Zoning Restrictions, the County Restrictions shall take precedence and be

4. All of said restrictions regulating the use of land and buildings on lots contained in Shoremont No. 1, shall be binding until January 1, 1965, at which time said restrictions shall be automatically extended for successive periods of ten years each, unless by vote of a majority of the then owners of the various parcels of land contained in said plat of Shoremont No. 1, it is agreed to change or abandon the same in whole or in part.

Dated at Seattle, this 5th day of July____, 194 . ruca STATE OF WASHINGTON) COUNTY OF KING the underlegued, a Notary Public, do hereby certify that on this <u>sta</u>day of <u>full</u>, 194<u>d</u>, personally appeared be-fore me G. L. STANDRING and DNA STANDRING, his wife, to me known as

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DESCRIPTION

SHOREMONT DIVISION No. I INCLUDES THE FOLLOWING PORTION OF SECTION TWELVE (12) TOWNSH IP TWENTY - THERE (23) NOTH, RANGE THREE (23) EAST OF W. M., BEGINNING AT THE ESTABLISHED CENTER OF SAID SECTION TWELVE (12): THENCE RUNNING NG 9733 (15 W ALONG THE ESTABLISHED CENTER (1100 OF SAID SECTION, A DISTANCE OF 30 00 FEET TO THE TRUE POINT OF BEGINNING; THENCE 5 0°34' 38' W ALONE THE ESTABLISHED WEST MARGINO LINE OF TWENTY -SIXTH AVENUE SOUTHWEST, A CISTANCE OF 609.80 FEET J THENCE N 48° 0'1 50' W ALONG THE ESTABLISHED NORTH -EASTERLY MARGIN OF MARINE VIEW DIVE AS SHOWN ON THE RECORDED PLAT OF SHORE WOOD ADDITION No. I A DISTANCE OF 865.368 FEET; THENCE SA9° 33' 15' E A DISTANCE OF 643. 37 FEET TO THE SAID TOUE DOWN NO.

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SHOREMONT ADDITION No. I IS BASED UPON AN ADDITUALSURVEY AND SUBDIVISION OF SECTION IZ TWP. 23N. R. 3 E. W. M. AND THAT THE DISTANCES AND COURSES ARE CORFECTLY SHOWN HEREON. THAT THE MONUMENTS AND STAKES HAVE BEEN SET CORPECTLY. AND THAT I HAVE CONFORMED TO ALL PROVISIONS AND REGULATIONS GOVERNING PLATTING TO THE BEST OF WY KNOWLEDGE AND ABLITY.



RESTRICTIONS

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, ALLSTREETS AND WALKWAYS SHOWN HEREOR. AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALGO 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 3RD DAY OF

GEO. L. STANDRING EDNA STANDRING

ACKNOWLEDGEMENT

STATE OF WASHINGTON S.S.

THIS IS TO CERTIFY THAT ON THIS 3RD DAY OF JULY A.D. 1945, BEFORE ME, THE UNDERSIGNED. A NOTARY PUBLIC, PERSONALLY APFEARED GEO. L. STANDRING AND EDNA STANDRING, HIS WIFE WHO EXECUTED THE FORECOING DEDICATIONAND WHO ACKNOW LEDGED 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 FIRSTABOVE WRITTEN-

