

3158913

DECLARATIONS OF RESTRICTIONS, RESERVATIONS,
EASEMENTS AND COVENANTS.

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 Shoremount No. 2, which contemporaneously herewith is being filed in the Auditor's office of King County, State of Washington, recorded in Volume 37 of Plats, at page 5, to which plat reference is hereby made for the purpose of a true legal description of the lands effected hereby, and said property owners declare that the following restrictions, reservations, covenants and easements are appurtenant to and run with the land:

1. Use of Land.

a. All lots in Shoremount No. 2 shall be known, described and used as and for residential purposes only. No commercial enterprise shall be permitted in Shoremount No. 2, 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 in Block J, K, and Lots 1 to 12 inclusive of Block L.

No swine or livestock, nor more than two dogs per lot shall be kept upon Lots 13 to 15 inclusive, of Block L, and all of the lots in Block N and M.

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. Lots may be subdivided if the resulting portions are not less than 6,000 sq. ft. in area. Only one single detached one-family dwelling of not to exceed 2½ stories in height, and one private attached or unattached garage for not more than two cars are permitted on any one ^{portion} lot, which said structure shall meet all other restrictions of land and buildings as provided herein.

b. No residence structure costing less than \$4,000.00 shall be erected or placed on any lot in Blocks J and K, or upon Lots 1 to 12 inclusive, of Block L, nor shall any of said residences have less than 1,000 square feet of floor area exclusive of porches and garages.

No residence structure costing less than \$3,000.00 shall be erected or placed on Lots 13 to 15, Block L, or any lot in Block N and M, nor shall any such structure have less than 800 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 in writing 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 proposed 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 be in keeping with the neighborhood, and which 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 lavatory 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 first 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 effect the remaining covenants or restrictions or easements.

4. All of said restrictions regulating the use of land and buildings on lots contained in Shoremount No. 2, 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 Shoremount No. 2, it is agreed to change or abandon the same in whole or in part.

Dated at Seattle, this 22 day of Mar., 1941.

G. L. Standring

Edna S. Standring

RECORDED
APR 1 1941

STATE OF WASHINGTON
COUNTY OF KING

SS

I, C. W. PIERCE, a Notary Public, do hereby certify that on this 22 day of Mar., 1941, personally appeared before me G. L. STANDRING and EDNA STANDRING, his wife, to me known to be the individuals described in, and who executed the within instrument, and acknowledged that they signed and sealed 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 22 day of Mar., A. D., 1941.

C. W. Pierce
Notary Public in and for the State
of Washington, residing at Seattle.



Filed for Record Apr 17, 1941, 3:27 P.M.
Request of *G. L. Standring*
ROBERT A. MORRIS, County Auditor

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SHOREMONT

ADDITION #2

IN SE 4 SEC 12 T 23 N R 3 E W.M.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT "SHOREMONT ADDITION #2" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SEC 12 TWP 23N, R3E, WM, AND THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY HEREON; THAT MONUMENTS AND CORNER STAKES HAVE BEEN SET CORRECTLY; AND THAT WE HAVE FULLY CONFORMED TO ALL PROVISIONS OF THE STATUTES AND REGULATIONS GOVERNING PLATTING TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

GARDNER, GARDNER & HITCHINGS, INC.

BY ALLEN HITCHINGS
STATE CERTIFICATE No. 199
FEB. 1941 RENEWAL No. E 1210



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, OWNER IN FEE 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 THEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 26TH DAY OF FEBRUARY A.D. 1941.

GEO. L. STANDRING

EDNA STANDRING

BRUCE L. COVAULT

DESCRIPTION

"SHOREMONT ADD #2" EMBRACES THE FOLLOWING PORTION OF SEC 12 TWP 23N, R3E, WM: BEGINNING AT THE CENTER OF SAID SEC 12 AND RUNNING THENCE ALONG THE CENTER LINE THEREOF NORTH 89° 33' 15" WEST 30.00 FT TO THE WEST MARGIN OF 26TH AVE SW; THENCE SOUTH 0° 34' 38" WEST 609.72 FT TO THE NORTHEAST MARGIN OF MARINE VIEW DRIVE AS SHOWN ON THE RECORDED PLAT "SHOREWOOD #1" THENCE ON SAID NORTHEAST MARGIN SOUTH 46° 01' 50" EAST 425.80 FT TO THE EAST CORNER OF SAID PLAT; THENCE SOUTH 43° 58' 10" WEST 80.00 FT; POINT OF BEGINNING OF CURVE; THENCE ON SAID CURVE TO RIGHT WITH RADIUS OF 1392.69 FT. A DISTANCE OF 389.66 FT; THENCE ON TANGENT TO SAID CURVE SOUTH 30° 00' 00" EAST 325.00 FT; THENCE NORTH 60° 00' 00" EAST 120.00 FT; THENCE NORTH 8° 39' 35" EAST 211.30 FT; THENCE NORTH 11° 28' 20" WEST 121.78 FT; THENCE NORTH 13° 19' 24" EAST 397.60 FT; THENCE NORTH 43° 58' 10" EAST 157.00 FT; THENCE N 50° 33' 44" E 241.68 FT; THENCE ON THE ARC OF A CURVE OF RADIUS 70.00 FT WHOSE CENTER IS ON THE LAST GIVEN COURSE EXTENDED, AND CURVING TO THE LEFT ON AN ARC OF LENGTH 184.60 FT; THENCE NORTH 10° 32' 10" WEST 119.38 FT; THENCE NORTH 43° 26' 45" EAST 137.09 FT; THENCE NORTH 55° 24' 45" EAST 151.80 FT; THENCE NORTH 36° 13' 30" EAST 74.46 FT; THENCE NORTH 24° 05' 00" EAST 139.60 FT; THENCE NORTH 18° 05' 05" EAST 119.93 FT; THENCE NORTH 89° 33' 15" WEST 1092.79 FT; THENCE SOUTH 0° 20' 53" WEST 325.17 FT; THENCE NORTH 89° 30' 46" WEST 327.35 FT; THENCE NORTH 0° 31' 45" EAST 324.93 FT; THENCE NORTH 89° 33' 15" WEST 327.07 FT. TO BEGINNING

RESTRICTIONS

ALL LOTS OR PARCELS THEREOF IN THIS PLAT ARE HEREBY RESTRICTED TO RESIDENCE (R-1) USE EXCEPT LOT 5 BLOCK N AS DEFINED BY THE KING COUNTY PLANNING COMM UNDER KING CO AUDITORS No. 2949443 AND NO SUBDIVISION OF ANY LOT OR PARCEL THEREOF SHALL BE MADE OR OWNERSHIP TRANSFERRED IN ANY MANNER WHEREBY ANY OWNERSHIP SHALL BE LESS THAN 10,000 SQ. FT.

APPROVALS

EXAMINED AND APPROVED THIS 7TH DAY OF APRIL A.D. 1941.

H.H. SISLER
COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 10TH DAY OF APRIL A.D. 1941 BY THE KING COUNTY PLANNING COMMISSION

R.G. TYLER
CHAIRMAN

OTWAY PARDEE
SECRETARY

H.H. SISLER
ACTING EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 7TH DAY OF APRIL A.D. 1941

TOM SMITH
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ROBERT A. MORRIS
ATTTEST CLERK OF BOARD
BY ELMER H. KENNEDY
DEPUTY CLERK OF BOARD



FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 11TH DAY

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF KING

THIS IS TO CERTIFY, THAT ON THIS 26TH DAY OF FEB 1941, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED GEO. L. STANDRING, EDNA STANDRING HIS WIFE, AND BRUCE L. COVAULT, A SINGLE MAN 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 PURPOSES AND USES MENTIONED.

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

C.W. PIERCE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE

SHOREMONT

ADDITION # 2
IN SE 4 SEC 12 T 23 N R 3 E WM.

APR. A.D. 1941 AT 27 MIN. PAST 3 P.M.
RECORDED IN VOL. 37, PAGE 5-6, RECORDS
KING COUNTY, WASHINGTON

ROBERT A. MORRIS
COUNTY AUDITOR
DEPUTY AUDITOR

