

EUCLID ADDITION TO WEST SEATTLE-O. B. WILLIAMS ADDITION-
AABLING'S 1st ADDITION

All lots 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 car garage.

No buildings shall be located on any residential building plot nearer than 15 feet to the front lot line, nor nearer than 5 feet to any side street line.

No residential structure shall be placed on any substantial building plot which has an area of less than 5000 square feet nor a width of less than 45 feet at the front building setback line.

No dwelling costing less than \$4500.00 shall be permitted on any lot in the tract with a ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 750 square feet in the case of a one-story structure nor less than 750 square feet in the case of a one and one-half and two-story structures.

Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within 8 months from date of commencement of construction and shall be connected to septic tank or public sewer.

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.

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

No fowl or animal other than song birds, dogs or cats as household pets, shall be kept at any time upon land embraced in this Addition.

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 residence of a temporary character be permitted.

No structure shall be moved onto any lot unless it conforms to and is in harmony with existing structures in the tract.

No fence, wall, hedge or mass planting except foundation planting shall be permitted to extend nearer to the street than the minimum setback line, except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than 2 feet above the finish grade at the back of said retaining wall.

If the parties hereto, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1972, it shall be lawful for any person or persons owning any other lots in said development or Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate

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(2)

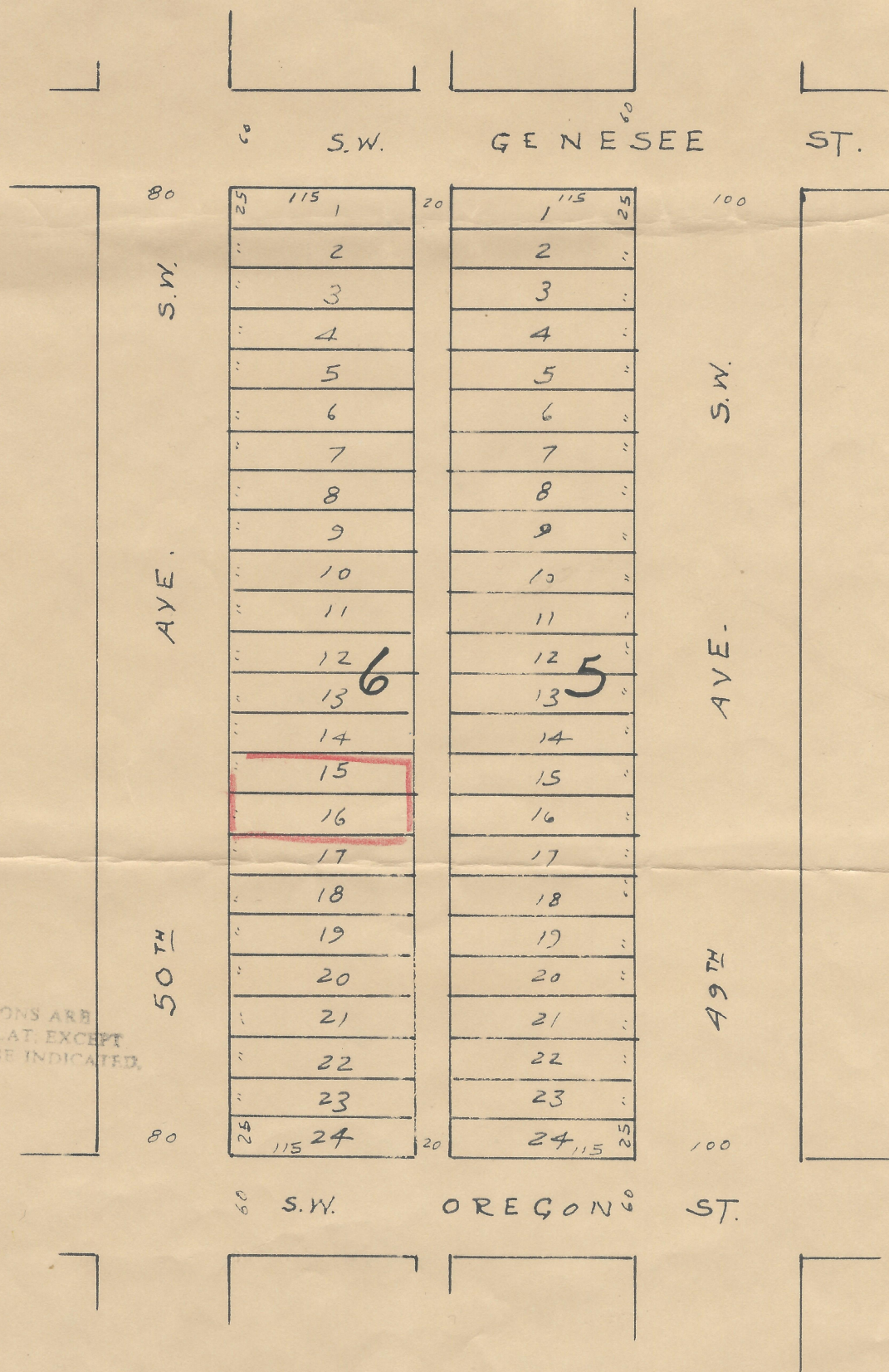
any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1972 at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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.

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This sketch is not based upon a survey of the property described in Order No. 212468 of Security Title Insurance Company of Washington. It is furnished without charge solely for the purpose of assisting in locating the said premises. It does not purport to show all roads or easements. The Company assumes no liability for inaccuracies therein.



ALL LOT DIMENSIONS ARE
ACCORDING TO PLAT, EXCEPT
WHERE OTHERWISE INDICATED.

