

TRACTS 2,3,4,9,10,11,15,21 COMMISSIONER OF PUBLIC LANDS SUBDIVISION SEC. 3-25-4

Seattle, Washington

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, 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.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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.

A. All lots in the tract shall be known and described as residential lots.

No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling for single family occupancy only not to exceed two and one-half stories in height and a private garage for not more than two cars.

B. 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 have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Albert Balch, Edith A. Balch and Ben S. Johnson, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the

erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1959. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

C. 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 building plot nearer than 20 feet to the front lot line, nor nearer than 10 feet to any side street line. No building except a detached garage or other outbuilding located 70 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

D. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building setback line, ~~except as~~

E. 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.

F. 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.

G. No dwelling costing less than \$7000.00 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 800 square feet in the case of a one-story structure nor less than 800 square feet in the case of a one and one-half or two-story structure.

I. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting, within 9 months from date of commencement of construction shall be connected to septic tank or public sewer.

J. Until public sewers are available, all sewage disposal shall be by means of septic tanks and tile disposal fields in accordance with the regulations of the State of Washington Department of Public Health and the local authority.

K. No fence, wall, hedge or mass planting other than foundation planting shall be permitted to extend nearer to any 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 ten feet above the finished grade at the back of said retaining wall.

L. No person 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 or tenant.

Seattle, Washington, this 23rd day of January, 1950

OWNERS IN FEE

Sec. 3-25-4

Tracts 2,3,4,9,10,11,16,21 Commissioner of Public Lands Subdivision/

CRANFORD & CONOVER, INC.

By Albert S. Balch
Albert S. Balch, President

By Edith A. Balch
Edith A. Balch, Secretary

STATE OF Washington

County of King

ss.

By Albert S. Balch
Albert S. Balch, Individually

On this 23rd day of January, A. D. 1950, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Albert S. Balch and Edith A. Balch to me known to be the President and Secretary, respectively, of Cranford & Conover, Inc.

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate



Notary Public in and for the State of Washington

residing at Seattle

STATE OF Washington }
County of King } ss.

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On this 23rd day of January, A. D. 1950, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Albert S. Balch

to me known to be the individual..... described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Wm E. Hart

Notary Public in and for the State of Washington
residing at Seattle

(Acknowledgement by Individual. Washington Title Insurance Company. Form L 28)



RECORDED
VOL. _____ OF _____
PAGE _____ REQUEST OF _____

1950 FEB 14 PM 4 18

ROBERT A. MORRIS AUDITOR
KING COUNTY WASH.

3-1879

143
B-143
165

FILED for Record at Request of

Albert Balch

1010 - 2nd Ave.

Seattle, Wash.

BALCH'S VIEW RIDGE NO. 14

GARDNER & HITCHINGS
- ENGINEERS -

66

DESCRIPTION

This plat Balch's View Ridge No-14 embraces Tracts No-16 & 21 of State of Washington Public Land Commissioner's Subdivision of the S.W. 1/4 and the W. 1/2 of the S.E. 1/4 of Section 3 Twp. 25 N Rge. 4 E. W.M., as recorded in Vol. 19 of Plats, page 43 Records of King County, Washington.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Crawford & Conover, a Washington corporation, and Albert Balch and Edith A. Balch, his wife, as individuals owners in fee simple 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 any and all public purposes not inconsistent with the use thereof for public highway purposes, together with the right to make all necessary slopes for cuts or fills upon the lots or blocks shown hereon in the original and reasonable grading of all such streets and avenues shown hereon.

IN WITNESS whereof the said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this 18 day of May 1951.
Crawford & Conover Inc.

By Albert Balch Pres

By Edith A. Balch Sec.

IN WITNESS whereof we have hereunto set our hands and seals this 18 day of May 1951.

Albert Balch
Albert Balch

Edith A. Balch
Edith A. Balch

ACKNOWLEDGMENT

State of Washington ss
County of King

This is to certify that on this 18 day of May 1951 before me the undersigned, a Notary Public, personally appeared Albert Balch and Edith A. Balch, his wife to me known to be the persons 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 uses and purposes therein mentioned.

IN WITNESS whereof I have hereunto set my hand and affixed my official seal the day and year above written.

Georg M. Stacker
Notary Public in and for the
State of Washington.
Residing at Seattle

ACKNOWLEDGMENT

State of Washington ss
County of King

This is to certify that on this 18 day of May 1951 before me the undersigned, a Notary Public, personally appeared Albert Balch and Edith A. Balch known to me to be the Pres. and Sec. respectively of Crawford and Conover, a corporation, which corporation has executed the foregoing dedication and each of the said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation of which he is an officer for the uses and purposes therein mentioned and on oath stated that he was authorized to execute the said instrument and that the seal thereto affixed is the corporate seal of the said corporation.

IN WITNESS whereof I have hereunto set my hand and affixed my official seal the day and year above written.

Georg M. Stacker
Notary Public in and for the State of
Washington. Residing at Seattle

Examined and approved by me this 21st day of
June 1951.

R. W. Thiede
City Engineer

I hereby certify that the within plat Balch's View Ridge No. 14 was duly approved by the Mayor and the City Council of the City of Seattle by Ordinance No. 40118 approved this 28th day of June 1951.

W. C. Thomas
City Comptroller and Ex Officio City Clerk

4153172

Filed for record at the request of the City Engineer this 16 day of July 1951 at 46 minutes past 10 A.M. and recorded in Vol. 48 of Plats at pages 66 & 67 Records of King County, Washington.

Robert H. Morris
County Auditor

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SCALE 1" = 50'

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