

DECLARATION OF PROTECTIVE COVENANTS

Deeds

VOL 3:11

WHEREAS Howard F. Sievers and Tordis K. Sievers, husband and wife, and George P. Duecy and Margaret W. Duecy, husband and wife, hereinafter called "The Owners," are the owners of the following described land situate in Snohomish County, Washington,

All the lots save and excepting Lots 7 and 23 in the PLAT OF RIDGEMONT PARK ADDITION TO EVERETT, A REPLAT OF LOTS 11 and 12 MAPLE HEIGHTS DIVISION NO. 2, as per plat recorded in Vol. 11 of Plats, at Page 69, under File No. 672666, records of Snohomish County

Know All Men By These Presents

That whereas the undersigned "The Owners" of the aforesaid real estate are desirous that all sales of all real property herein described be made subject to certain reservations and covenants, the purpose of which will be to insure the desirability of the property for residential purposes,

Now therefore, in consideration of the premises, the undersigned do hereby certify and declare that the protective restrictions and reservations hereinafter set forth shall inure to the benefit of and be binding upon each and every lot above described, and shall apply to and be binding upon the respective owners of such lots and upon their successors in interest, such reservations and restrictions being as follows:

1. Duration of Covenants and Amendments.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1960, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the then owners of a majority of the lots above described, it is agreed to change said covenants in whole or in part.

2. Violation.

If the parties hereto, or any of them, or their heirs, legal representatives, 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 of the real property above described to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant for the purpose of either preventing him or them from so doing or to recover damages and other dues for such violation or attempt at same.

3. Building Restrictions.

All of the lots above described, except lot 10 in said plat shall be designated as "residence lots" and no structure shall be erected thereon other than one detached single family dwelling not to exceed two and one-half (2½) stories in height and a garage and other outbuildings appurtenant to and suitable for the use and enjoyment of a strictly private residence.

Not more than one single detached family dwelling may be constructed on any one lot without the written consent of the then owners of a majority of the lots above described.

No dwelling hereafter erected, constructed or maintained on lots 1 to 6 inclusive and lots 8, 9, and 11, shall represent the reasonable cost of less than \$3,000.00 and no dwelling hereafter erected, constructed or maintained on lots 12 to 22 inclusive shall represent the reasonable cost of less than \$4,000.00.

4. Building Limits.

770541 Deeds
VOL 380 PAGE 244

No building wall shall be erected on any of said lots above described nearer than twenty (20) feet from the front lot line, nor nearer than five (5) feet to any side lot line, except that on corner lots no building wall shall be permitted nearer than eight (8) feet from the side street line.

5. Moving of Buildings - Construction of Out-Buildings.

No buildings or structures shall be moved onto any land or lot on lots first above described from any land outside of said Plat. No building of any kind shall be erected or maintained on a building site prior to the erection of the dwelling house thereon.

6. Prosecution of Construction Work.

The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until the exteriors thereof are completed and painted.

7. Noxious Use of Property.

No noxious, illegal or offensive trade, or use of land 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.

8. Racial Restrictions.

No race or nationality other than the White or Caucasian race shall use or occupy any building on any lot, except that this covenant shall not prevent use or occupancy by domestic servants employed by an owner or tenant of such lot or the temporary use and occupancy by invited guests of such owner or tenant.

9. Invalidation.

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.

"THE OWNERS"

Howard F. Sievers
Tordis K. Sievers
Geo. P. Duecy
Margaret W. Duecy

STATE OF WASHINGTON)
County of Snohomish) SS

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 31st day of July 1944, personally appeared before me Howard F. Sievers, Tordis K. Sievers, Geo. P. Duecy and Margaret W. Duecy, to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and executed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

Give under my hand and official seal the date in this certificate first above written.

[Signature]
Notary Public in and for the State of
Washington residing at Everett.

Filed for Record AUG 7 1944 10:47 A.M. Request of Everett Abstract & Title Co.
GEO. B. DUBUQUE, County Auditor, Snohomish Co. Wash.
By Harry J. Falk Deputy

RIDGEMONT PARK

ADDITION TO EVERETT

A REPLAT OF LOTS 11 & 12 MAPLE HEIGHTS DIVISION No. 2

SIEVERS & DUECY
CIVIL ENGINEERS

Restrictive Covenant
see
Volume 2575 of Official Records, page 771
DEAN V. WILLIAMS, County Auditor
By C. Gallagher

DESCRIPTION

The Plat of RIDGEMONT PARK ADDITION TO EVERETT, A Replat of Lots 11 and 12 MAPLE HEIGHTS DIVISION No. 2 embraces the following described property: Commencing at the center of Section 36 T29N, R4E.W.M. thence N 0°06'40" W along the East line of Lot 12 in the Plat of MAPLE HEIGHTS DIVISION No. 2 for 329.94 feet, the TRUE POINT OF BEGINNING; thence N 83°36'33" W along the Northerly line of the CITY OF EVERETT Road Right of Way for 567.16 feet to an intersection with the Easterly line of Lot 11 in the Plat of MAPLE HEIGHTS DIVISION No. 2; thence S 59°41'44" W for 12.85 feet; thence N 54°41'25" W for 173.84 feet to an intersection with the West Line of said Lot 11; thence following the Westerly line of said Lot 11 N 59°41'44" E for 225.00 feet; thence N 36°25'40" W for 798.09 feet; thence N 0°22'30" E for 66.36 feet to the Northwest corner of said Lot 11; thence following the North line of said Lots 11 and 12 S 86°16'16" E for 994.02 feet to the Northeast corner of said Lot 12; thence S 0°06'40" E along the East line of said Lot 12 for 966.52 feet to the TRUE POINT OF BEGINNING.

The above description embraces lots 11 and 12 in the Plat of MAPLE HEIGHTS DIVISION No. 2 excepting therefrom that portion reserved by the CITY OF EVERETT for Road Right of Way purposes

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Howard F. SIEVERS and Geo. P. DUECY and their respective wives, TORDIS K. SIEVERS and MARGARET DUECY owners in fee simple of the above described tract of land as shown on the annexed Plat of RIDGEMONT PARK ADDITION TO EVERETT, A Replat of Lots 11 and 12 MAPLE HEIGHTS DIVISION No. 2, hereby declare said PLAT and dedicate to the Public for the Public use forever all Streets, Roads, and Avenues as shown thereon and further dedicate to the Public Lot 10 of this Plat as a Public Park

Howard F. Sievers
Tordis K. Sievers

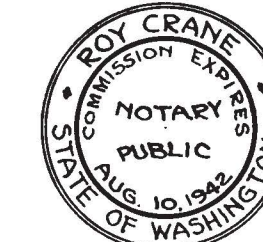
Geo. P. Duecy
Margaret Duecy

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This is to certify that on this 10 day of May 1940, personally appeared before me Howard F. SIEVERS and Geo. P. DUECY and their respective wives TORDIS K. SIEVERS and MARGARET DUECY, to me known to be the individuals who executed the within and foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed 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 first above written.



Roy Crane
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT EVERETT

TREASURER'S CERTIFICATES

I, Sylvester R. Stumfall, Treasurer of Snohomish County, Washington do hereby certify that all taxes on the above described property have been fully paid up to and including the year 1941



Sylvester R. Stumfall
TREASURER OF SNOHOMISH COUNTY

I, Charles R. Dobler, Treasurer of the City of Everett do hereby certify that all Local Improvement Assessments on the above described property, up to the date of this certificate have been fully paid.



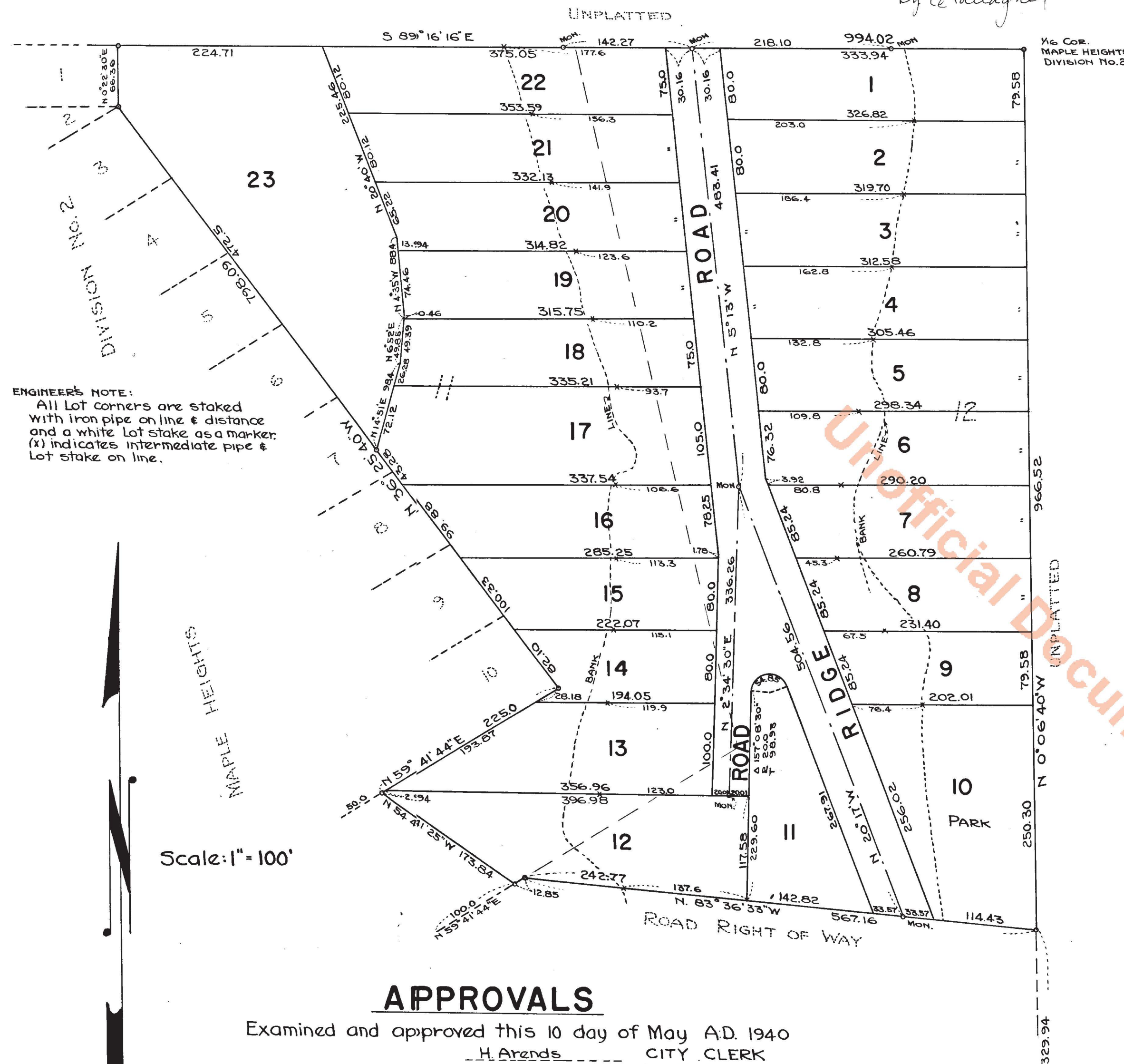
Charles R. Dobler
CITY OF EVERETT TREASURER

ENGINEER'S CERTIFICATE

I, Howard F. Sievers, partner of SIEVERS & DUECY, CIVIL ENGINEERS, do hereby certify that the annexed PLAT OF RIDGEMONT PARK ADDITION TO EVERETT, A Replat of Lots 11 and 12 MAPLE HEIGHTS DIVISION No. 2 is based on an actual survey and that all lots have been staked and monuments set as shown



Howard F. Sievers
PROFESSIONAL ENGINEER



ENGINEER'S NOTE:
All lot corners are staked with iron pipe on line & distance and a white lot stake as a marker. (x) indicates intermediate pipe & lot stake on line.

Scale: 1" = 100'

APPROVALS

Examined and approved this 10 day of May A.D. 1940

H. Arends CITY CLERK
F. H. Kenton Asst. CITY ENGINEER
Jesse H. Davis CITY ATTORNEY

Examined and approved this 10 day of May A.D. 1940

MUNICIPAL PLANNING COMMISSION
by Mrs. Merton Waller Secretary

672666 RECORDING

Filed for record at the request of George P. Duecy at 40 minutes past 11 o'clock A.M. on this 10 day of May A.D. 1940 and recorded on page 69 Vol. 11 of Plats Records of Snohomish County, Washington.

Verne Sievers
COUNTY AUDITOR
by Oscar N. Johnson Deputy

1/4 Cor. Center
SECTION 36
Con. Mon.