

DECLARATION OF PROTECTIVE COVENANTS

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.

VIEW RIDGE ADDITION TO EVERETT

Know All Men By These Presents

That whereas the undersigned are "The Owners" of the real estate situated in Everett, Snohomish County, Washington known as View Ridge Addition to Everett and are desirous that all sales of property herein described be made subject to certain reservations and covenants, the purpose of which is 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 in said tract, 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 in said addition, 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 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 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.

3. Building Restrictions.

Except those lots designated by "The Owners" as business lots, in accordance with paragraph 8 hereof, all lots in View Ridge shall be designated as "residence lots" and no structure shall be erected other than one detached single family dwelling, not to exceed two and one-half (2½) stories in height, and a garage.

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 in View Ridge Addition.

All buildings erected on any lot shall conform to and be in harmony with existing structures on adjacent lots.

No building or structure shall be erected, constructed, or maintained on lots 1 to 19 inclusive and lots 40 to 49 inclusive and lots 68 to 77 inclusive, except a single detached dwelling house to be occupied by not more than one family and costing not less than \$5000.00, and on all other residential lots costing not less than \$3000.00.

4. Building Limits.

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. The side line restriction shall not apply to a garage located on the rear quarter of a lot, 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 embraced in Plat 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 exterior of such building and structures 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. Designation of "Business Lots".

Lots 20, 29, 30, 31, may be designated "business lots" at the option of "The Owners". The use of such business lots shall be at the discretion of "The Owners".

9. 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 occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

10. 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 and effect.

"THE OWNERS"

Howard F. Sievers
Howard F. Sievers

Tordis K. Sievers
Tordis K. Sievers

Geo. P. Duecy
Geo. P. Duecy

Margaret W. Duecy
Margaret W. Duecy

State of Washington)SS
County of Snohomish)

I, W. H. Ross, Notary Public in and for the State of Washington, residing at Everett, do hereby certify that on this 16th day of February, 1944, personally appeared before me Howard F. Sievers, Tordis K. Sievers and

Geo. P. Duecy and Margaret W. Duecy
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 herein mentioned.

Given under my hand and official seal the 16th day of Feb., 1944

Notary Public in and for the State of Wash. residing at Everett.



VIEW RIDGE ADDITION

TO EVERETT
VIEW ADDITION

For Vacation of Heather Rd. between View Ridge Drive
and View Ridge Drive
Volume 2209 of Official Records, page 611
SAN V. WILLIAMS, County Auditor

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Sievers & Duecy
CIVIL ENGR.

DESCRIPTION

The Plat of VIEW RIDGE ADDITION to EVERETT embraces the following described tract of land: Commencing at the North one quarter corner of Section 36, Twp. 29 N. R. 4 E. W.M.; thence S 89° 14' 45" E along the North line of said Sec. 36 for 400.0 ft. to the True Point of Beginning; thence on said North line for an additional 1011.48 ft. to an intersection with the Western Margin of OLYMPIC BLVD. thence S 21° 51' E along said Western margin for 329.82 ft. thence along the arc of a curve to the right having a radius of 469.70 ft. and consuming an angle of 16° 56' 14" for a distance of 138.85 ft.; thence S 89° 56' W for 468.02 ft.; thence S 83° 57' 40" W for 50.0 ft.; thence S 67° 42' 54" W for 139.05 ft.; thence S 40° 04' E for 300.79 ft. to an intersection with the South line of the North 1/2 of the Northeast one-quarter of Section 36; thence N 89° 13' 35" W along said south line for 1316.41 ft.; thence N 0° 06' 40" W for 1225.69 ft.; thence S 89° 14' 45" E for 149.97 ft.; thence N 0° 06' 40" W for 70.0 ft. to the True Point of Beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Howard F. Sievers and Tordis K. Sievers, husband and wife, and George P. Duecy and Margaret W. Duecy, husband and wife, owners in fee simple of the above described tract of land, as shown on the annexed Plat of VIEW RIDGE ADDITION to EVERETT, do hereby declare said Plat and dedicate to the public for the use of the public for ever all streets, drives, roads and lanes shown thereon and reserve Lot A of said Plat for a community playground, and do hereby bind ourselves and heirs, administrators, executors, and assigns to grant to each purchaser of lots in this Plat an undivided interest in said Lot A in the proportion of 1/23 undivided interest to attach to each lot, each owner of a lot therein to have perpetual right to use said community playground in common with all owners of the other lots therein. Dated this 16 day of February, 1944.

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

RESTRICTIONS

Restrictive and Protective Covenants covering all lots in this Plat are in accordance with the Declaration of Protective Covenants as filed for record in Vol. 321 Page 532 Deed records of the Auditor, Snohomish County, Washington.

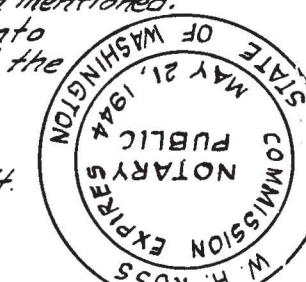
ACKNOWLEDGMENT

STATE OF WASHINGTON, ss.
COUNTY OF SNOHOMISH.

This is to certify that on this 16th day of Feb. 1944, personally appeared before me Howard F. Sievers and Tordis K. Sievers, husband and wife, and George P. Duecy and Margaret W. Duecy, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and who 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.

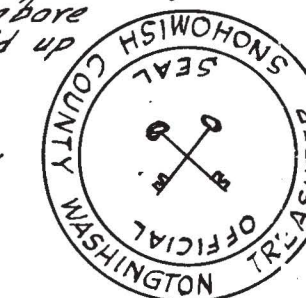
W. H. ROSS
Notary Public in and for the State of Washington, Residing at Everett.



TREASURER'S CERTIFICATE

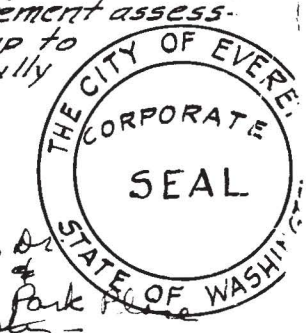
I, A. C. Conn, Treasurer of Snohomish County, Washington do hereby certify that all taxes on the above described property have been fully paid up to and including the year 1945.

A. C. Conn
TREASURER 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. Dated this 16 day of February 1944.

Charles R. Dobler
TREASURER, CITY OF EVERETT



Ordinance 1517-88 relating to Heather Rd. between View Ridge Drive and View Ridge Drive
Volume 2209 of Official Records, page 611
DEAN V. WILLIAMS, County Auditor

APPROVALS

Examined and approved this 18th day of Feb. 1944

CITY OF EVERETT

H. Arends Mayor G. G. Paine City Engineer

John L. Sugars City Clerk Jesse H. Davis City Attorney

Examined and approved this 16th day of Feb. 1944

MUNICIPAL PLANNING COMMISSION

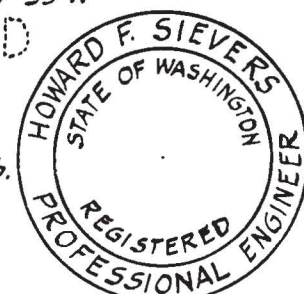
by Mrs. Merton Waller Secretary



ENGINEER'S CERTIFICATE

I, Howard F. Sievers, partner of Sievers & Duecy CIVIL ENGINEER do hereby certify that the annexed Plat of View Ridge ADDITION to EVERETT is based on an actual survey and that all lots have been staked and monuments set as shown.

Howard F. Sievers
PROFESSIONAL ENGINEER



RECORDING

Filed for record at the request of Sievers & Duecy at 45 minutes past 10 o'clock A.M. on this 18 day of Feb. A.D. 1944, and recorded on page 104 Vol. 11 of Plats Records of Snohomish County, Washington.

Geo. P. Dubuque
COUNTY AUDITOR

by Harry J. Falk DEPUTY COUNTY AUDITOR

