

AMENDMENT OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS that Home Properties, Inc., a corporation, the owner of all of the following described real property situate in King County, Washington, to-wit:

All of Blocks 2, 3 and 4, and Lots 11, 12, 13, 14, 15, 16, 17 and 18 of Block 1, Vista Villa Addition, a subdivision of land in King County, Washington,

does hereby declare that the following amended restrictions shall apply to all of the above described property, and shall apply to said property as though the said amended restrictions were placed in each and every deed and other instrument affecting the title to said property or any part thereof. The following restrictions are intended to amend those certain restrictions dated August 13, 1937, recorded in office of the auditor of King County, Washington, on the 13th day of August, 1937, in volume 1750 of deeds, page 791.

1. No building shall be erected on any building plot except one detached single family residence dwelling-house and a one or two car garage.

2. No lot shall be resubdivided into building lots having less than 5,000 square feet of area or a width of less than 50 feet each.

3. No building shall be erected on any lot nearer than 30 feet from the front lot line, nor nearer than 5 feet to any side lot line. This covenant shall not apply to a garage located on the rear one-third of a building lot.

4. No noxious or offensive trade shall be carried on on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No race or nationality other than the white or caucasian shall use or occupy any dwelling 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.

6. No trailer, basement, garage, barn or other out-building 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.

7. No structure shall be moved on to any lot unless it meets with the approval of the committee hereinafter referred to, or, if there is no committee, it shall conform to and be in harmony with similar structures in the tract.

8. No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within a reasonable time, then such approval will not be required provided the design and location on the lot conform to and are in harmony with similar structures in the tract, and as regards dwelling, the ground floor square feet area to be not less than 700 square feet in the case of a one story structure or 500 square feet in case of a two story structure.

9. The covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1962, at which time said covenants and restrictions shall terminate.

10. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the coven-

ants or restrictions herein before January 1, 1962, it shall be lawful for any other person or persons owning any other lots 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 or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violations.

WITNESS the hand and seal of this corporation this 14 day of May, 1938.



HOME PROPERTIES, INC.

By Charles Maxwell President.

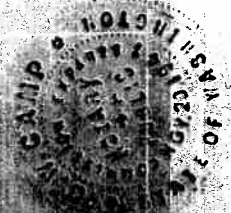
ATTEST: Willard Maxwell Secretary.

STATE OF WASHINGTON,)
) ss.
County of King.

On this 14 day of May, 1938, before me personally appeared Charles Maxwell and Willard Maxwell to me known to be the president and secretary, respectively, of HOME PROPERTIES, INC., the corporation that executed the within and 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 were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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

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



Filed for Record May 5, 1938 AM
-3- Request of Jim Ford
EARL MILLIKIN, County Auditor

715 No 46 st City
Mrs Charles Maxwell

STATE
TH
Notary
Title
and
and
and

In Tukwila

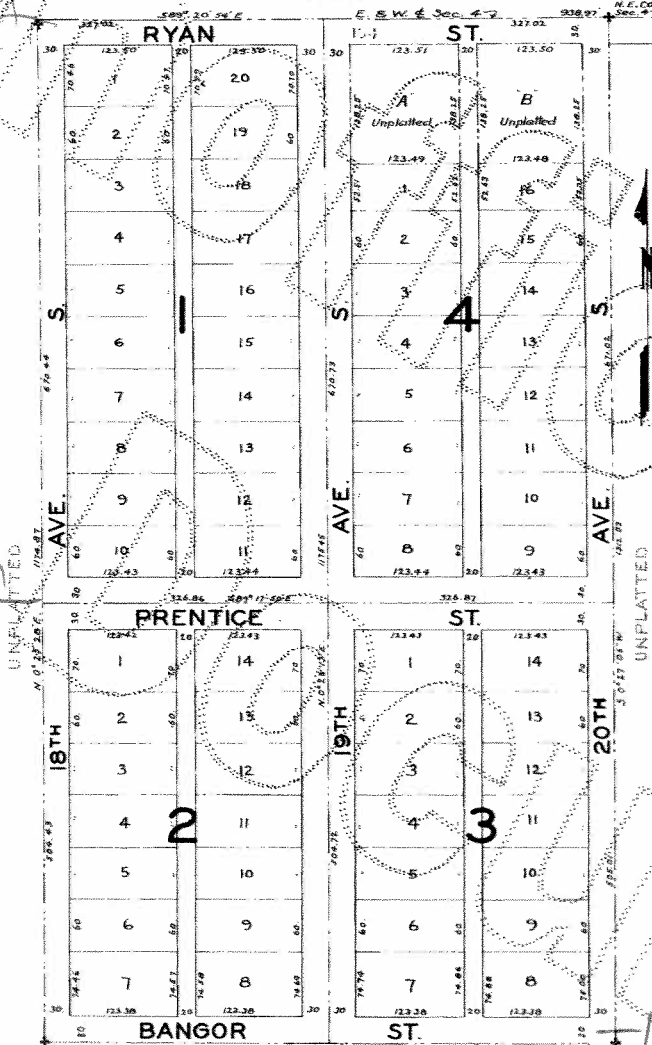
VISTA VILLA

Gardner, Gardner & Fischer, Inc.
Engineers

Feb. 1927.

Scale: 1"=60'

UNPLATTED



CERTIFICATE

We hereby certify that the plat of Vista Villa is based upon the actual and subdivision of Section 4, Township 23 N., Range 4 E., W.M., that the distances and courses as shown thereon are correct; that measurements have been set and the lots and blocks have been sketched on the ground.

GARDNER, GARDNER & FISCHER, INC.
By A.H. Fischer

DESCRIPTION

Beginning at the northeast corner of the N.W. 1/4 of the S.W. 1/4 of Section 4, Township 23 N., Range 4 E., W.M., and running thence along the east and west quarter line of said section, S. 89° 20' 54" E. 284.93 feet to the south-westerly margin of 14th Avenue South; thence along a curve to the right having a radius of 1880.06 feet which radius at this point bears S. 37° 21' 20" W. a distance of 35.69 feet to a line parallel to and 30 feet southerly from the said east and west quarter line; thence along the said parallel line N. 63° 20' 54" W. 304.18 feet to the east line of said N.W. 1/4; thence along the said east line S. 0° 27' 06" W. 132.03 feet to the south-east corner of said N.W. 1/4; thence along the south line of said N.W. 1/4 N. 89° 14' 43" W. 30.00 feet; thence N. 0° 27' 06" E. 166.00 feet; thence N. 89° 14' 43" W. 523.79 feet to the west line of the east one-half of said N.W. 1/4; thence along the said west line N. 0° 25' 28" E. 1174.67 feet to the east and west quarter line of said section; thence along the said east and west quarter line S. 89° 20' 54" E. 654.04 feet to the place of beginning. Excepting from the above described tract unplatted Tracts A and B as shown on this plat.

DEDICATION

Know all men by these presents that J.W. Maxwell and Belle Oakley Maxwell, his wife, by J.W. Maxwell her attorney in fact, owners in fee simple of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever all streets, avenues, boulevards and alleys, of whatever public property there is shown on plat, and the use thereof for any and all public purposes, not inconsistent with the use thereof for public highway purposes, also the right to make, all necessary grades for cuts or fills upon the lots, blocks and tracts shown on the plat, in the reasonable, original grading of all the streets and avenues shown thereon.

In witness whereof J.W. Maxwell and Belle Oakley Maxwell by J.W. Maxwell her attorney in fact, have hereunto set their hands and seals this 25th day of February, A.D. 1927.

All lots shown on this plat are subject to the assessment for Commercial Waterway District No. 1 as the same has been segregated by the County Treasurer on February 25, 1927.

J. W. Maxwell
Belle Oakley Maxwell
By J. W. Maxwell
Attorney in Fact



ACKNOWLEDGMENT

STATE OF WASHINGTON) ss This is to certify that on this 25 day of February, COUNTY OF KING A.D. 1927, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared J.W. Maxwell for himself and as attorney in fact for Belle Oakley Maxwell, his wife, to me known to be the individuals who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary acts and deeds for the uses and purposes herein mentioned.

O Maxwell
Notary Public in and for the State of Washington, residing at Seattle.

Examined and approved this 26th day of February, A.D. 1927.

By Thomas D. Hunt, Deputy
Don J. Evans, County Engineer

2313323

Filed for record at the request of the County Engineer, Feb. 28th A.D. 1927, at 22 minutes past 4 P.M. and recorded in Vol. 30 of Plats, Page 26, Records of King County, Washington

Thomas H. Carter, Draftsman

County Auditor

Examined and approved this 28 day of Feb. A.D. 1927.

Alfred C.F. Case, Deputy Clerk, Bd. Co. Com.

Frank H. Paul, Chairman of Board of County Commissioners



West of West Marginal Way (is south 99) and Duwamish