The following Restrictive Covenants shall become a blanket
incumbrance against all of the lots of that certain Fir Crest Addition to
King County, Washington and covering and embracing the following described
property in King County, Washington to-wit: the Northeast (NE¼) quarter
of the Southeast (SE¼) quarter of the Southeast (SE¼) quarter of Section
Thirty-three (33) Township Twenty-six (26) Range Four (4) East W. N.

(a) All lots in the Addition shall be known and described as
residential lots, and no structure shall be erected on any residential
building plot other than one detached single family dwelling not to ex-
ceed two stories in height and a one or two car garage.
(b) No building shall be erected on any residential building
plot nearer than 25 feet from the front lot line, nor nearer than 5 feet
to any side lot line. The side line restriction shall not apply to a
garage located on the rear one quarter of a lot, except that on corner lots no structure shall be permitted nearer than 10 feet to the side street line.
(c) No residential lot shall be subdivided into building plots
having less than 5000 square feet of area or a width of less
than 50 feet each, nor shall any building be erected on any residential
building plot having an area of less than 5000 square feet or a frontage
of less than 50 feet.
(d) No nautical or offensive trade shall be carried on upon any
lot nor shall anything be done thereon which may be or become an annoy-
ance or nuisance to the neighborhood.
(e) No race or nationality other than white or Caucasian 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.
(f) No trailer, basement, tent, shack, 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.
(g) No structure shall be moved onto 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 existing
structures in the tract.
(h) 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 30 days, then such approval will not be required,
provided the design and location on the lot conform to and are in harmony
with existing structures in the tract. In any case either with or without
the approval of the committee, no dwelling costing less than $3000
shall be permitted on any lot in the tract, and the ground floor square
foot area thereof shall not be less than 800 square feet in the case of
a one story structure nor less than 700 square feet in the case of a one
and one half or two story structure.
(i) A perpetual easement is reserved over the rear five feet
of each lot for utility installation and maintenance.
(j) These covenants and restrictions shall run with the land
and shall be binding on all the parties and all persons claiming under
them until January 1, 1964 at which time said covenants and restrictions
shall terminate. (However the covenants and restrictions herein contained,
or any portion thereof, may be extended for additional periods of time
by making appropriate provisions therefor.)
(k) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1954, it shall be lawful for any other person or persons owning any other lots in said Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(1) 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.

Executed in triplicate in Seattle, Washington this 16th day of May, 1939.

[Signature]
[Seal]

STATE OF WASHINGTON,

County of King

I, the undersigned: Notary Public in and for the State of Washington, residing at Seattle do hereby certify that on this 16th day of May 1939, personally appeared before me A. W. Myroie, M. W. Myroie and Janet E. Myroie his wife, to me known to be the individual(s) 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 this 16th day of May 1939.

[Signature]

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

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