

H. C. Puetz and Irene Puetz, his wife, and Harry Hodge, a widower, owners of the after-described real property, hereby declare the hereinafter restrictions to be minimum restrictive covenants running against the following described property, to wit:

Lots 24 to 33, inclusive, Block 14, all in Navy Yard City Addition, Kitsap County, Washington

No buildings or structures other than single family dwelling houses or residences of the reasonable value of \$2,000.00 or more, shall ever be erected on any tract or subdivided parcel of said land comprising less than two lots, or that contains less than 5000 square feet, and not more than one such single family dwelling shall be erected or placed on any tract or subdivision thereof comprising less than two lots, or that contains less than 5000 square feet; provided, however, that not over one single or double private garage, not exceeding 20' x 24' may be erected on any tract or subdivision thereof which contains 5000 square feet or over.

Any dwelling or garage erected or placed on said property shall set back at least 20 feet and at least 5 feet from the side lines of said tracts or subdivisions of said land on which said building is placed; providing, however, that any garage erected or placed on the rear end of any tract or subdivision thereof (farthest from the street or road) may be placed up to the property lines providing no part thereof overhangs the adjoining property.

No fence over three feet high and other than light weight, light membered ornamental iron or metal shall be erected on any part of the property between the front of the house and the street abutting thereon. This restriction may be enforced by Court order, but not by forfeiture.

No livestock or fowl shall be kept on any tract or subdivision of said property, which may be deemed a nuisance to any other owner of any of said property. This restriction may likewise be enforced by Court order, but not by forfeiture.

No mercantile business, store, saloon, beer parlor, machine shop, automobile sales place or repair shop nor other business place shall be erected or maintained on any part of said property, nor shall intoxicating liquor or beer ever be sold or manufactured for sale on any part or portion of the said property.

No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent the occupancy by domestic servants of a different race domiciled with an owner or tenant.

These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1965, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the 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

Sheet #2

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.

Any deeds or conveyances of any of the above described real estate shall be made subject to these restrictions.

These restrictions shall run with the land.

DATED this 22nd day of September, 1941.

H. C. Puetz.....  
Irene Puetz.....  
Harry Hodge.....

STATE OF WASHINGTON)  
 ) SS  
 COUNTY OF KITSAP )

I, the undersigned, notary public in and for the State of Washington, residing at Bremerton, do hereby certify that on this .....day of September, 1941, personally appeared before me H. C. Puetz and Irene Puetz, his wife, and Harry Hodge, a widower, 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 this 22nd day of September, 1941.



E. D. Phillips.....  
 Notary Public in and for the State  
 of Washington, residing at Bremerton.

Filed for Record Sept. 23 1941  
 Request of PORT ORCHARD ABSTRACT COMPANY  
 EDGAR D. SMITH, Kitsap Co. Auditor. B.



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Exp. Sec

This is a detailed historical map of a city block in Seattle, Washington, showing property lots, streets, and landmarks. The map is oriented with North at the top. Streets shown include First Street, Second Street, Third Street, Alder Street, and Laurel Place. A large area on the right is labeled 'PUGET SOUND' and 'US Navy Yard and Dry Dock'. The map is divided into several blocks, each containing a grid of numbered lots. The map is dated '1903' and '1904'. The map is titled 'S. Bates COUNTY SURVEYOR' and 'Palmer OF THE BOARD OF COMMISSIONERS'. The map is also labeled 'McCall Blvd' and 'McCall Blvd'.