

R_E_S_T_R_I_C_T_I_O_N_S

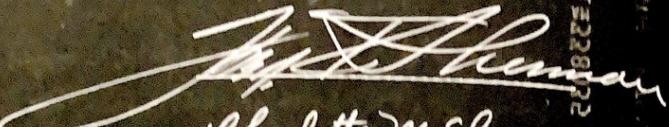
FOR SHERMAN HEIGHTS ADDITION

It is hereby agreed and certified that a general uniform plan has been established, for development and maintainance of all real property in SHERMAN HEIGHTS which was owned by Fred T. Sherman and Charlotte M. Sherman as of Dec. 19, 1940. SHERMAN HEIGHTS being a subdivision located in Kitsap County, Washington, recorded in Volume 6 of plat at page 86 of the records of the County Auditor of Kitsap County, Washington. The plan, together with restrictions, easements and purpose, as set forth below shall be binding on all parties hereto and shall inure to the benefit of the owners thereof and their successors and/or assigns.

- (A) All of the tract shall be used for residential purposes exclusively; no buildings or structures whatever, other than a one family residence (except customary outbuildings and garage) shall be erected, placed or permitted on any of the lots in SHERMAN HEIGHTS.
- (B) Any dwelling erected or placed on any of the lots in SHERMAN HEIGHTS shall cost not less than one thousand five hundred dollars (\$1,500.00)
- (C) All frame buildings and fences erected or placed on any of the lots in said blocks, including all frame roofs, shall be painted or stained with at least two coats of stain or three coats of paint.
- (D) No permanent structure or building shall be constructed on any lot of this plat closer than twenty (20) feet to the margin of any street or road, or nearer than five (5) feet from adjoining ^{lot}/property line. Except garage located in terraces which is governed by Kitsap County Platting Regulations.

- (E) No outbuildings of any description shall be erected or placed on any lot during the entire restrictive period without the written consent of the grantor or his legal representative.
- (F) No advertising signs shall be placed, or permitted on any of the lots in the subdivision.
- (G) No part of said blocks shall be sold, conveyed, rented or leased to any person not of the White or Caucasian race, and no part thereof shall be occupied or be permitted to be used or occupied, by any person not of the White or Caucasian race, except as are in the employ of residents or owners of the said lots.
- (H) A perpetual easement is hereby granted to the Grantor and its successors and assigns in and over the rear five feet of each and every lot in the subdivision, for the sole purpose of constructing service to the property including laying of pipes for gas, water, pipes, conduits, telephone and electric light poles and wires, and any utility required by the majority of the residents of the subdivision; this ten foot space (being the rear five feet of abutting lots) shall be used only for utility service, for the general advantage of all, but not as an alley or passageway, this space, ten feet in width, shall be kept clear of any and all obstruction at all times, and it shall be required of each owner that this space be kept clear.
- (I) No noxious or offensive trade or activity 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.
- (J) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(k.) The restrictions herein related shall be in full force and effect for a period of twenty-five (25) years from the date on which this is recorded, after which time the terms and conditions herein shall cease.


Charlotte M. Sherman

Owners of SHERMAN HEIGHTS




Subscribed and sworn to before me this 13 day of May 1941.
David T. Sherman,
Notary Public residing in Seattle, Wash.

Filed for Record June 9, 1941 at 821
Request of Fred T. Sherman
EDGAR D. SMITH, Kitsap Co. Auditor
M.

SHERMAN HEIGHTS

WALTER W. WEEDIN.
*Registered Professional Engineer
and Land Surveyor.*



DESCRIPTION

This plat of SHERMAN HEIGHTS comprises all of Government Lot 5 in Section 28, Township 24 North, Range 1 East, W.M., except a strip of land 200 feet wide lying along the east line thereof, and lying between the present County Road and the State Highway as now located.

DEDICATION.

Know all men by these presents that we, the undersigned, Fred T. Sherman and Charlotte M. Sherman, his wife, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for all public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets, avenues and places shown thereon, also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions: No permanent structure, or building, shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. Except that garages built in a terrace, having a flat roof and not over ten feet in height, may be constructed within two feet of the margin of any street, all according to

ENGINEERS CERTIFICATE

I hereby certify that this Plot of
SHERMAN HEIGHTS is based on an actual
survey and subdivision of Section 28,
Township 24 North, Range 1 East, W.M.,
that the distances and courses as shown
thereon are correct; that the monu-
ments have been set and all Lot and
Block corners staked on the ground.

Walter R. Pendleton
Registered Professional
Engineer & Land Surveyor.

the Kitsap County Platting regulations as amended June 1941.
No lot tract or portion of

No lot, tract or portion of a
lot or tract of this plat
shall be divided and sold, or resold
or ownership changed or transferred
whereby the ownership or any portion of
this plat shall be less than 3000 square
feet. Building restrictions.

In witness whereof we have hereunto
set our hands and seals this 15 day
of May 1941.

~~Miss Charlotte Sherman~~
Charlotte M. Sherman

I, Reina M. Osburn, Treasurer of Kitsap County, Washington hereby certify that all taxes on the above property are fully paid up to and including the year 1911.

Mr. 1942.
Leona M. DeBun —
County Treasurer.

the 15th day of May, A.D. 1901
John N. Patterson
County Engineer.

Approved by the Board of County
Commissioners this 27 day of May A.D. 194

Attest. County Comm
Fagore French
County Auditor and Clerk
Board of County Commissioners

ACKNOWLEDGMENT

County of Kitsap S-33
This is to certify
that on this 15 day of May 1941 A.D.,
before me, the undersigned, a Notary Public
in and for the State of Washington, duly
commissioned and sworn, personally
appeared Fred T. Sherman and Charlotte M.
Sherman, to me known to be the individ-
uals described in and who executed the
foregoing instrument and acknowledged to
me that they signed and sealed the same as
their free and voluntary act and deed for the
~~use~~ and purposes there in mentioned.

uses and purposes herein mentioned.
In witness whereof I have hereunto set my
hand and seal the day and year above written.

Filed for record at the request of Fred T. Sherman on June 9, 1941 at 21 minutes past 8 A.M. and recorded in volume 6 of plats, page 36 records of Kitsap County, Washington.

By Margaret McPherson, Deputy. — Edgar D. Smith,
County Auditor.