

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS That LARRABEE REAL ESTATE COMPANY, a corporation, the owner of all of the following described real property, situated in Whatcom County, Washington, to-wit:

Lots 3, 6, 8-15, both inclusive, Block 1, and Lots 2-5, both inclusive, Block 2, of the Park Ridge Addition to the City of Bellingham.

does hereby declare that the following restrictions shall apply to all of the above described property and shall apply to said property as though the said restrictions were placed in each and every deed or other instrument effecting the title to said property, or any part thereof.

1. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two (2) cars.

2. No building shall be erected, placed or altered on any building plot in this subdivision until the external design and location thereof have been approved in writing by the neighborhood committee which shall be appointed or elected by the owner or owners of a majority of the lots which are subject to the covenants herein set forth: Provided, however, that if such committee fails to approve or disapprove such design and location within thirty days after such plans have been submitted to it or if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required. (Note: The manner of appointment or election of said committee, its duties and authority, its continuation, and the names of its members shall

be placed of record in a separate instrument. Each owner shall have votes equal to the number of lots owned.)

3. No building shall be located on any residential building plot nearer than thirty (30) feet to the front lot line, nor nearer than ten (10) feet to any side street line. No building shall be located nearer than five (5) feet to any side lot line.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet or a width of less than 100 feet at the front building setback line, except that a residence may be erected or placed on Lots Nos. 11, 12, 13, and 14, Block #1 as shown on the recorded plat.

5. 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.

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

7. 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.

8. No dwelling costing less than \$2,000.00 shall be permitted on Lots 3, 6 and 8, Block 1 of this tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 650 square feet in the case of a one-story structure nor less than 550 square feet in the case of a one and one-half, two, or two and one-half story

structure. No dwelling costing less than \$3,000.00 shall be permitted on Lots 9-15 both inclusive, Block 1 of this tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 750 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure. No dwelling costing less than \$3,500.00 shall be permitted on Lots 16-25 inclusive, Block 1 of this tract.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure. No dwelling costing less than \$2,000.00 shall be permitted on Lots 26-39 inclusive, Block 1 of this tract.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 650 square feet in the case of a one-story structure nor less than 550 square feet in the case of a one and one-half, two, or two and one-half story structure. No dwelling costing less than \$4,000.00 shall be permitted on Lots 2-5 both inclusive, Block 2 of this tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 850 square feet in the case of a one-story structure nor less than 750 square feet in the case of a one and one-half, two, or two and one-half story structure. No dwelling costing less than \$3,500.00 shall be permitted on Lots 10-16 inclusive, Block 2, or Lots 1-9 inclusive, Block 3 of this tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.

9. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

10. 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, 1964, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the ten owners of the lots it is agreed to change the said covenants in whole or in part.

11. 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 or them from so doing or to recover damages or other dues for such violation.

12. 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.

WITNESS the hand and seal of this corporation this

9 day of April, 1940.

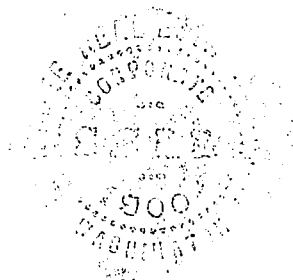
LARRABEE REAL ESTATE COMPANY

By *Jack Larrabee*

Vice President

ATTEST: *J. Harold Stevenson*

Assistant Secretary



PARK RIDGE

AN ADDITION TO THE CITY OF BELLINGHAM

Scale: 1 in. = 100 ft.

H.W. Rutherford
ENGINEER.

DESCRIPTION

This plot of "PARK RIDGE, AN ADDITION TO THE CITY OF BELLINGHAM," covers and includes the following described parcel of land situated in the Northwest quarter (NW 1/4) of Section Twelve (12), Township Thirty-seven (37) North, Range Two (2) East, W.M.;

Beginning at a point on the center line of 12th Street 114.40 feet south of the concrete monument at intersection of the center lines of 12th Street and Cowgill Avenue, running thence East, at right angles to the center line of 12th Street, 30 feet to a point on the east margin of said street, said point being the true point of beginning; thence south along the east margin of 12th Street, 272.67 feet to a point of curve; thence, following said street marginal line, along a curve to the left having a uniform radius of 76.40 feet, a distance of 57.18 feet to a point of tangency; thence, South 42° 53' East, along said street marginal line 85.81 feet to a point of curve; thence, along a curve to the right having a uniform radius of 230 feet, following the westerly boundary line of that portion of said street heretofore vacated by the City of Bellingham by Ordinance Number 5910, a distance of 189.07 feet to a point of tangency; thence, along said tangent line South 4° 13' West 0.19 feet, to the southeasterly marginal line of that certain 60-foot street heretofore conveyed to the City of Bellingham by deed February 26, 1915, and recorded in Volume 133 of Deeds, Page 411, Records of Whatcom County, Washington; thence, along said marginal line, South 47° 07' West 88.14 feet; thence, South 4° 13' West 359.81 feet to a point of curve; thence, along a curve to the right having a uniform radius of 30 feet, a distance of 44.92 feet to a point of tangency; thence, West along said tangent line, 520.62 feet; thence South at right angles thereto, 225.00 feet; thence East, at right angles thereto, 400.00 feet; thence, South 52° 58' 35" East 121.62 feet to an intersection with a curve having a uniform radius of 560 feet, the center of which curve bears North 52° 58' 35" West; thence, along said curve to the left of radius 560 feet, a distance of 72.61 feet; thence, South 60° 24' 20" East, along a line radial to said curve, a distance of 493.43 feet; thence North 45° 00' 00" East 36.69 feet to an intersection with the west marginal line of Chuckanut Drive; thence, (following the tangent and curving courses of said west and southwesterly marginal line) North 88.10 feet to a point of curve; thence, along a curve to the left having a uniform radius of 247.94 feet a distance of 185.57 feet to a point of tangency; thence, along said tangent line North 42° 53' West 572.70 feet to a point of curve; thence, along a curve to the left having a uniform radius of 19.64 feet, a distance of 4700 feet to a point of tangency which point is the true point of beginning, Excepting however, from the tract hereinabove described the following unplatted tracts as designated thereon: Lot 2, Block 1, and Lot 4, Block 1.

All dimensions and bearings are as shown on the face of the plat.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Larrabee Real Estate Company, a corporation organized and existing under the laws of the State of Washington, owner in fee simple of the lands hereby platted, hereby declares this plat and dedicates to the use of the public forever all streets and roads shown hereon 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 slopes for cuts or fills upon the lots shown upon this plat in the reasonable original grading of all the streets and roads shown hereon.

In Witness Whereof, the said corporation has caused these presents to be executed by its Vice-president and its Secretary and has caused its corporate seal to be hereunto affixed this 11th day of September, A.D. 1939.

Larrabee Real Estate Company

Attest: Charles F. Larrabee
Its Secretary

By: Jack Templin
Its Vice-President



ACKNOWLEDGMENT

State of Washington } ss
County of Whatcom }

This is to certify that on this 11th day of September, A.D. 1939, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jack Templin and Charles F. Larrabee, to me known to be the Vice-president and Secretary, respectively, of Larrabee Real Estate Company, 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 the 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 in this certificate first above written.

C. J. Huels.

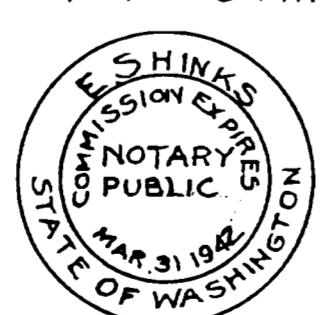
Notary Public in and for the State of Washington, residing at Bellingham

I hereby certify that the plat of "Park Ridge, An Addition to the City of Bellingham," is based upon an actual survey of and subdivision of

Section 12, Township 37 North, Range 2 East, W.M., that the monuments have been set and lot corners staked upon the ground, that I have fully complied with the provisions of the Statute and plotting regulations.

H.W. Rutherford

Certificate No. 678, Renewal No. 60526 Jan. 1, 1939.



Examined and approved this 25th day of September, A.D. 1939.

City Engineer.

Approved by the Mayor and City Council of the City of Bellingham by Resolution No. 11, this 25th day of Sept. 26, 1939.

Attest: J. J. McGinnis, Mayor

I, R.C. Atwood, County Treasurer of Whatcom County, Washington, do hereby certify that all taxes required by law to be paid upon that portion of the real estate embraced within this plat owned by the Larrabee Real Estate Company, have been fully paid, as shown by records in my office.

Witness my official signature and seal this 26th day of Sept. 26, A.D. 1939.

Treasurer of Whatcom County, Washington

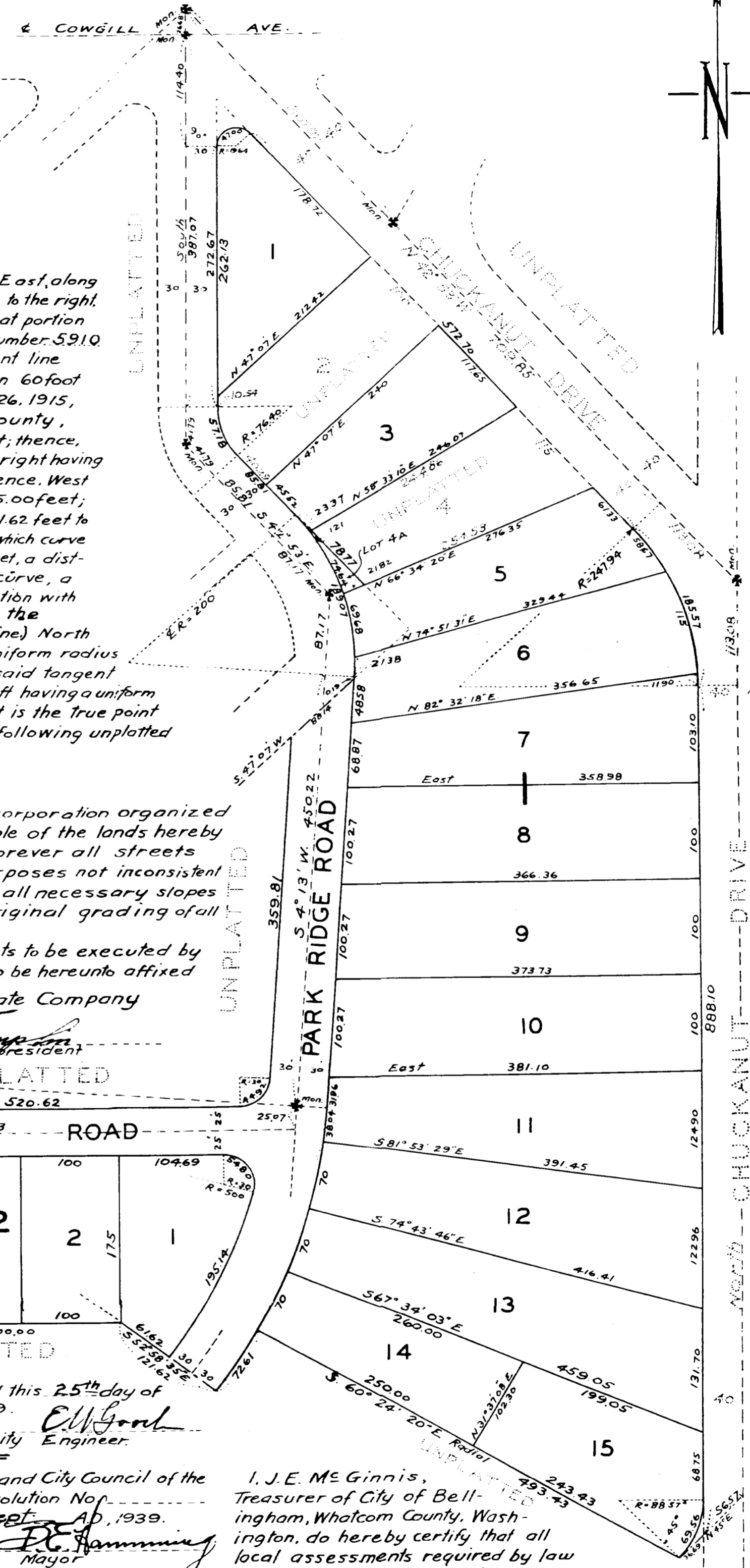
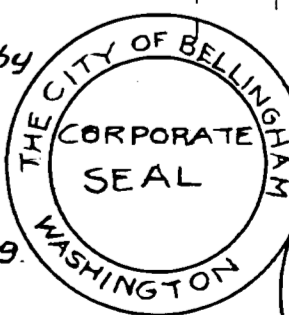
I, J.E. McGinnis, Treasurer of City of Bellingham, Whatcom County, Washington, do hereby certify that all local assessments required by law to be paid upon that portion of real estate embraced within this plat owned by the Larrabee Real Estate Company have been fully paid, as shown by records in my office.

Witness my official signature and seal this 25th day of Sept. 25, A.D. 1939.

J.E. McGinnis
Treasurer of City of Bellingham, Whatcom County, Washington.

Filed for record at the request of Larrabee Real Estate Co. at 3:55 minutes past 11 A.M. October 5, A.D. 1939, and recorded in Volume 7 of Plats, page 54, Records of Whatcom County, Washington.

By: J. J. McGinnis, County Auditor



Ordinance of Vacation along in Block 2
see Ord # 48039 Feb 12 1943 5/14/41

For Dedication of streets as to Lots 3, 6, 8-15 both in block 1 see Ord 257 page 1 of Deeds (File # 525311) Apr 11, 1940
and Lots 2-5 both in Block 2