

RESTRICTIONS. continued (Shoreview)

- "(a.cont.) 2 cars are permitted on any one lot, which said structure shall meet all other restrictions of land and building as provided herein.
- (b) No residence structure costing less than \$10,000 shall be erected or placed on any lots in said plat, except in Blocks F and G where no residence structure costing less than \$7500 shall be erected or placed on any lots in said blocks, nor shall any of said residences have less than 1100 sq.ft. of floor area exclusive of porches and garages.
- (c) No structure shall be erected, altered, placed upon, or be permitted to remain on any lot in this subdivision until the external design and location thereof shall be approved by the neighborhood committee, which committee shall be appointed or elected by the owner, or owners of a majority of the lots included in said subdivision, all subject to the covenants and restrictions herein. If the committee fails to approve or disapprove any proposed design or location within 30 days after plans therefor have been submitted to the committee, then approval thereof will deem to have been waived. Said committee shall consist of not less than 3 members all of whom shall be lot owners in said subdivision, and who shall serve for 1 year, or until their successors are elected. Each lot shall entitle the owner thereof to 1 vote in the election of said committee members. Members of said committee shall have full power to prohibit architectural styles, or lack of style, as shall not best preserve and protect the stability and appeal of the subdivision.
- (d) No residence shall be placed nearer than 25 Ft. to the street line, nor nearer than 7 Ft. to the said lines of any of said lots.
- (e) No trailer, basement, garage or other structure erected in the subdivision shall at any time be used as a temporary or permanent residence, nor shall any residence of a temporary character be permitted.
- (f) All lavatory conveniences must be incorporated in, and be a part of a dwelling.
- (g) Any owner of any lot in said subdivision may prosecute an action at law or equity to abate, restrain or prevent violation of any covenant herein, or to recover any damages resulting from such violation, providing no action may be commenced as authorized hereunder more than 6 mos. after such violation shall have occurred.
- (h) If any 1 or more of the covenants, restrictions or easements herein contained shall be invalidated by judicial decree, such action shall in no wise affect the remaining covenants or restrictions or easements.

3. In the event of conflict between these & County Zoning Restrictions, the County restrictions shall take precedence and be enforced.

4. All of said restrictions regulating the use of land and buildings on lots contained in Shoreview shall be binding until Jan. 1, 1967, at which time said restrictions shall be automatically extended for another period of 25 years, unless by vote of a majority of the owners of the lots included in said subdivision, it is agreed to change or repeal same in whole or in part.

Goat Hill

6140767

The following are the revised restrictions, for the Shoreview plat, as amended under Article 4 of the original restrictions. The restrictions are printed in their entirety as they will apply for the following ten(10) year period or multiple thereof. The Restrictions were changed and amended as the result of an election by the affected property owners, wherein a majority vote of the property owners was necessary to change or amend. The changes and amendments are attested to by the following, all members of the restrictions rewrite committee and residents of the plat as well as lot owners.

Fred E. Ashbaugh

Fred E. Ashbaugh
13103 Shorewood Dr. S.W.

James S. Yates

James S. Yates
13111 Shorewood Dr. S.W.

John H. Mero

John H. Mero
1800 S.W. Shoreview Lane

Ralph B. McCormick

Ralph B. McCormick
12728 Shorewood Dr. S.W.

Robert S. Berg

Robert S. Berg
13104 Shorewood Dr. S.W.

COMMISSIONERS

PLAT

Presented and sworn to before me a Notary Public this 16th day of February, 1974.



East M. Robertson

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

REVISED RESTRICTIONS FOR SHOREVIEW ACQUISITION
EFFECTIVE 1 JANUARY, 1967

1. USE OF LAND

- 6140767
- (a) All lots in Shoreview shall be known, described and used as and for residential purposes only. No commercial enterprises shall be permitted in Shoreview, other than the business of selling said lots, and the conducting of a utilities water system, and sewer system.
 - (b) No swine, poultry or livestock, nor more than 2 dogs per lot shall be kept upon any of the lots.
 - (c) No fence shall be erected on any boundary of any of said lots in excess of 48 inches in height, exceptions may be approved by the restrictions committee with the concurrence of the affected property owners.
 - (d) An easement is reserved over the 5 feet adjoining to the abutting roadway for utility installation and maintenance

2. BUILDING RESTRICTIONS

- (a) Only 1 single detached 1 family dwelling of not to exceed 2½ stories in height, exceptions may be granted in cases of extreme terrain. A daylight basement shall be considered a story if more than 50% exposed. One private garage and/or carport are permitted on any one lot, which said structure shall meet all other restrictions of land and building as provided.
- (b) No residence structure costing less than \$100,000 shall be erected or placed on any lots of said plat, except in Blocks F and G where no residence structure costing less than \$15,000 shall be erected or placed on any lots in said blocks, nor shall any of said residences have less than 1100 square feet of floor area exclusive of porches and garages.
- (c) No structure shall be erected, altered, placed upon, or be permitted to remain on any lot in this subdivision until the external design and location thereof shall be approved by the neighborhood committee, which committee shall be appointed or elected by the owner, or owners of a majority of the lots included in said subdivision, all subject to the covenants and restrictions herein. If the committee fails to approve or disapprove any proposed design or location within 30 days after plans therefor have been submitted to the committee, then approval thereof will deem to have been waived. Said committee shall consist of three members all of whom shall be lot owners in said subdivision, and who shall serve for 3 years or until their successors are elected. Each lot shall entitle the owner thereof to 1 vote in the election of said committee members. One member to be elected each year in December. The chairman is to be the senior member. In the event a member is unable to function, the remaining members will appoint a successor to serve until the next election. A majority vote of committee members shall constitute approval of building plans.
- (d) The residence shall be placed such as to allow for a minimum front yard of 25 feet and a minimum side yard of 7 feet. No part of the residence structure (such as eaves) may extend more than 18 inches into the minimum yards.
- (e) No trailer, easement, garage or other structure erected in the subdivision shall at any time be used as a temporary or permanent residence, nor shall any residence of a temporary character be permitted.

SHOREVIEW RESTRICTIONS (CONTINUED)

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- (f) Any owner of any lot in said subdivision may prosecute an action at law or equity to abate, restrain or prevent violation of any covenant herein, or to recover any damages resulting from such violation, providing no action may be commenced as authorized hereunder more than 6 mos. after such violation shall have occurred.
 - (c) If any 1 or more of the covenants, restrictions or easement herein shall be invalidated by judicial decree, such action shall in no wise affect the remaining covenants or restrictions or easements.
3. In the event of conflict between those and County Zoning Restrictions, the County restrictions shall take precedence and be enforced.
 4. All of said restrictions regulating the use of land and buildings on lots contained in Shoreview shall be binding until January 1, 1977, at which time said restrictions shall be automatically extended for successive periods of 10 years each, unless by vote of a majority of the then owners of the various parcels of land contained in said plat of Shoreview, it is agreed to change or abandon same in whole or in part.

THE END

STATE OF Washington
 County of King ss.

On this 16th day of February A. D. 19 67, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Fred E Ashbaugh, James B. Yates, John H. Mero, Ralph B. McCormick and Robert S Berg to me known to be the individual 2 described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereon affixed the day and year in this certificate above written.



Paul M. Robertson
 Notary Public in and for the State of Washington
Seattle

(Acknowledgment by Individual Washington Title In Request of Robert S. Berg
 Filed for Record Feb 17 1967
 ROWEN A. MORRIS, Jr. by Address

SHOREVIEW

IN SECS. 12 & 13, T. 23 N. R. 3 E. W. M.
SCALE 1" = 00'
SHEET NO. 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY THAT THIS PLAT, SHOREVIEW, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS HEREIN DESCRIBED; THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN; THAT MONUMENTS AND CORNERS ARE CORRECTLY SET; AND THAT ALL LAWS AND REGULATIONS GOVERNING PLATTING HAVE BEEN MET, TO THE BEST OF OUR KNOWLEDGE AND ABILITY.

GARDNER, GARDNER & HITCHINGS INC.
BY ALLEN HITCHINGS
LICENSE NO. 199
RENEWAL NO. E 1198



EXAMINED AND APPROVED THIS 14 DAY OF MARCH 1947.

C. GLEN SMITH
KING COUNTY ROAD ENGINEER

BY DEPUTY

EXAMINED AND APPROVED THIS 21ST DAY OF MARCH 1947 BY THE KING COUNTY PLANNING COMMISSION.

DON S. JOHNSON
CHAIRMAN

R. HEATH
SECRETARY

W. H. HECKER
ACTING EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 17TH DAY OF MARCH 1947.

JOS. A. WHETSTONE
ACTING CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS
ATTEST RALPH R. BYEMER
DEPUTY CLERK OF BOARD OF KING COUNTY COMMISSIONERS



RESTRICTIONS

ALL LOTS OR PARCELS THEREOF IN THIS PLAT ARE HEREBY RESTRICTED TO RESIDENCE USE AS DEFINED BY THE KING COUNTY PLANNING COMMISSION IN VOL. 1738 OF DEEDS, PAGE 2 (RESOLUTIONS 6494) AND SUBSEQUENT CHANGES THERE TO BY OFFICIAL COUNTY RESOLUTIONS AND ALSO ACCORDING TO THOSE FILED IN VOL. 1888, PAGE 381; NO LOT OR PORTION OF A LOT SHALL BE DIVIDED AND SOLD OR RESOLD, OR OWNERSHIP CHANGED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 6000 SQ. FT. OR LESS THAN 50 FT. IN WIDTH AT THE BUILDING LINE. UTILITY EASEMENTS 4 FEET WIDE ALONG ALL LOT LINES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNERS IN FEES SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTANT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS OR PARCELS SHOWN HEREON IN THE ORIGINAL AND REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREIN.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 23 DAY OF SEPTEMBER 1946

GEORGE L. STANDING
EDNA STANDING

DESCRIPTION

THAT PORTION OF SEC. 12 AND 13, T. 23 N. R. 3 E. W. M. DESCRIBED AS FOLLOWS: BEGIN 200 FT. SOUTH 1° 03' 43" WEST OF THE NORTHEAST CORNER OF SAID SEC. 13 ON EAST LINE OF SAID SEC. 13; THENCE ALONG EAST LINE N. 1° 03' 43" E. 360.00 FEET; THENCE N. 88° 56' 17" W. 30 FEET; THENCE S. 1° 03' 43" W. 97.78 FEET; THENCE N. 53° 37' 48" W. 301.30 FEET; THENCE N. 20° 01' 26" W. 147.02 FEET; THENCE N. 9° 14' 38" E. 199.57 FEET; THENCE N. 39° 12' 30" W. 107.05 FEET; THENCE N. 61° 15' 40" W. 15.54 FEET; THENCE N. 41° 32' 33" W. 71.53 FEET; THENCE N. 24° 22' 51" E. 114.55 FEET; THENCE N. 25° 30' 00" W. 100 FEET; THENCE N. 79° 33' 00" W. 40.00 FEET; THENCE ON ARC OF CURVE TO LEFT AND TO N. OF RADIUS 110 FEET (THE CENTER OF SAID CURVE BEING ON A WESTERLY EXTENSION OF LAST DESCRIBED COURSE) A DISTANCE OF 103.39 FEET; THENCE N. 43° 24' 11" W. 288.64 FEET; THENCE N. 21° 54' 15" W. 65.02 FEET; THENCE N. 7° 48' 16" W. 215.10 FEET; TO BEGINNING OF CURVE TO LEFT OF RADIUS 20.00 FEET; THENCE ON SAID CURVE WESTWARD 35.63 FEET; THENCE N. 19° 53' 10" W. 60.00 FEET; THENCE N. 70° 06' 50" E. 30.00 FEET; THENCE N. 19° 53' 10" W. 90.00 FEET; THENCE S. 82° 59' 20" W. 179.51 FEET; THENCE S. 70° 06' 50" W. 220 FEET; THENCE S. 78° 26' 22" W. 414.37 FEET; THENCE S. 70° 06' 50" W. 120.00 FEET; THENCE S. 64° 36' 50" W. 268.70 FEET; THENCE N. 47° 07' 50" W. 109.77 FEET; THENCE S. 32° 46' 10" W. 134.96 FEET TO CURVE TO LEFT OF RADIUS 50.00 FEET; THENCE ON SAID CURVE 55.92 FEET; THENCE S. 31° 16' 20" E. 125.57 FEET; THENCE N. 38° 41' 40" E. 41.36 FEET; THENCE S. 63° 51' 0" E. 793.41 FEET; THENCE S. 50° 57' 50" E. 143.55 FEET; THENCE S. 35° 34' 50" E. 185.54 FEET; THENCE S. 70° 19' 12" E. 294.50 FEET TO CURVE TO RIGHT, THE CENTER OF WHICH CURVE BEARS S. 5° 04' 40" W. 320.00 FEET FROM LAST POINT; THENCE ON SAID CURVE 409.60 FEET; THENCE S. 11° 38' 01" E. 270.00 FEET; THENCE S. 1° 42' 16" W. 69.48 FEET TO SOUTH LINE OF NORTH 1200 FEET OF SAID SEC. 13; THENCE S. 88° 47' 44" E. 543.76 FEET TO BEGINNING.

ACKNOWLEDGMENT

STATE OF WASHINGTON } s.s.
COUNTY OF KING }

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF SEPTEMBER 1946, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED GEORGE L. STANDING AND EDNA STANDING HIS WIFE, WHO EXECUTED THE FOREGOING DEDICATION AND WHO 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.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

H. A. LANGLOM
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATTLE, WN.



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FILED FOR RECORD AT THE REQUEST OF KING COUNTY PLANNING COMMISSION THIS 25 DAY OF MARCH 1947 AT 15 MIN. PAST 9 A.M. AND RECORDED IN VOL. 413 PAGES 46 & 47 RECORDS OF KING COUNTY, WASHINGTON.

BY M. S. R. WILLIAMS
DEPUTY AUDITOR

ROBERT A. WOPPLIS
COUNTY AUDITOR