

RESTRICTIONS, continued

- "(d) No trailer, basement, garage or other structure erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
- "(e) All lavatory conveniences must be incorporated in, and be a part of a dwelling.
- "(f) Any owner of a lot in said subdivision may prosecute an action at law or equity to abate, restrain or prevent violation of any covenant herein, or recover any damages resulting from such violations.
- "(g) If any one or more of the covenants or restrictions herein shall be invalidated by a judicial decree, such action shall in no wise affect the remaining covenants or restrictions.
- "(h) No lot owner in block "D" shall erect or maintain a bulkhead out into the Sound past the then existing line of average high tide.
4. All lot owners in Blocks "B", "C" and "E", by entering into a contract of purchase and/or accepting a deed to any lot in said blocks, shall acquire for himself, his heirs, executors and assigns, community beach privileges in the block "H" shown in the "Shorewood" plot, and by said purchase and/or accepting said deed, such owner thereby on behalf of himself, his heirs, successors and assigns, agrees to pay his proportionate share of the taxes and assessments upon said community beach property. All lot owners in "Shoremont", an addition to be hereafter formed contiguous and to the east of Shorewood, which lot owners acquire privileges in said block "H" for beach purposes, must likewise hereby agree on behalf of themselves, their heirs, successors and assigns, to pay their proportionate share of the taxes and assessments upon said block "H". Use of block "H" for beach purposes shall be confined to those persons acquiring privileges thereto by contract or deed, and such use shall be only that use as is customary and usual in community beach projects. In event of conflict between these and County Zoning restrictions, the County restriction shall take precedence and be enforced."

SHOREMONT #1

Restrictive covenants contained in Declaration of Restrictions, recorded in Volume 2399 of Deeds, page 200, and referred to in Order No. \_\_\_ of the Puget Sound Title Insurance Company, are as follows:

"1. Use of land.

- (a) All lots in Shoremont No.1 shall be known designated and used as and for residential purposes only. No commercial enterprise shall be permitted in Shoremont #1 other than the business of selling said lots, and the conducting of a utilities water system.

RESTRICTIONS, continued (Shoremont #1)

- (b) No swine, poultry or livestock, nor more than two 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.
  - (d) All of said subdivision shall be owned, occupied, leased or rented by only the white or Caucasian race, except domestic servants of a different race are not prohibited when domiciled with an owner or tenant who is of the White or Caucasian race.
  - (e) An easement is reserved over the five feet adjacent to the abutting roadway, and the two feet on each side of each lot for utility installation and maintenance.
2. "Building restrictions.
- (a) Only one single detached one-family dwelling of not to exceed  $2\frac{1}{2}$  stories in height, and one private attached or unattached garage for not more than two 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 \$4,000 shall be erected or placed on any lots in said plat, nor shall any of said residences have less than 1,000 Sq. 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 not less than 3 members, all of whom shall be lot owners in said subdivision, and who shall serve for one year, or until their successors are elected. Each lot shall entitle the owner thereof to one 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 5 Ft. to the side 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.

RESTRICTIONS, continued (Shoremont #1)

- "(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 six months after such violation shall have occurred.
- (h) If any one or more of the covenants, restrictions or easements herein contained shall be invalidated by judicial decree, such actions shall in no wise affect the remaining covenants or restrictions or easements.

"3. In the event of conflict between these 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 Shoremont No. 1, shall be binding until January 1, 1965, at which time said restrictions shall be automatically extended for successive periods of ten years each, unless by vote of a majority of the then owners of the various parcels of land contained in said plat of Shoremont No. 1, it is agreed to change or abandon the same in whole or in part."

SHOREMONT NO. 2

Declaration of Restrictions, Reservations, Easements and Covenants contained in Instrument filed April 17, 1941, as File No. 3158913 and recorded in Volume 1961 of Deeds, page 278, and referred to in Order No. \_\_\_\_\_ of the Puget Sound Title Insurance Company, are as follows:

"The following restrictions, reservations, covenants and easements are appurtenant to and run with the land:

"1. Use of Land.

(a) All lots in Shoremont #2 shall be known, described and used as and for residential purposes only. No commercial enterprise shall be permitted in Shoremont #2, other than the business of selling said lots, and the conducting of a utilities water system.

(b) No swine, poultry or livestock, nor more than 2 dogs per lot shall be kept upon any of the lots in Block J, K, and Lots 1 to 12 inclusive of Block L.

No swine or livestock, nor more than two dogs per lot shall be kept upon Lots 13 to 15 inclusive, of Block L, and all of the lots in Block N and M.

# SHOREMONT ADDITION No 1

IN SECTION 12 T. 23 N. R. 3 E. W. M.  
SCALE = 1" = 80'

JUNE 1945

JOSEPH C. MAYER  
PROFESSIONAL ENGINEER

2399 Deeds 200

## DESCRIPTION:

SHOREMONT DIVISION No. 1, INCLUDES THE FOLLOWING PORTION OF SECTION TWELVE (12) TOWNSHIP TWENTY-THREE (23) NORTH, RANGE THREE (3) EAST OF W. M. BEGINNING AT THE ESTABLISHED CENTER OF SAID SECTION TWELVE (12), THENCE RUNNING N 89° 33' 15" W ALONG THE ESTABLISHED CENTER LINE OF SAID SECTION, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 0° 34' 38" W ALONG THE ESTABLISHED WEST MARGIN LINE OF TWENTY-SIXTH AVENUE SOUTHWEST, A DISTANCE OF 609.80 FEET; THENCE N 46° 01' 50" W ALONG THE ESTABLISHED NORTH-EASTERLY MARGIN OF MARINE VIEW DRIVE AS SHOWN ON THE RECORDED PLAT OF SHOREWOOD ADDITION No. 1 A DISTANCE OF 885.36 FEET; THENCE S 89° 33' 15" E A DISTANCE OF 643.37 FEET TO THE SAID TRUE POINT OF BEGINNING.

## CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SHOREMONT ADDITION No. 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12 TWP. 23 N. R. 3 E. W. M. AND THAT THE DISTANCES AND COURSES ARE CORRECTLY SHOWN HEREON. THAT THE MONUMENTS AND STAKES HAVE BEEN SET CORRECTLY, AND THAT I HAVE CONFORMED TO ALL PROVISIONS AND REGULATIONS GOVERNING PLATTING TO THE BEST OF MY KNOWLEDGE AND ABILITY.

JOSEPH C. MAYER  
JOSEPH C. MAYER  
CERTIFICATE No. 1922  
RENEWAL No. E. 201 JUNE 1945



## RESTRICTIONS

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R-1 (RESIDENCE) USE AND NO LOT OR PORTION OF A LOT SHALL BE DIVIDED AND SOLD OR RE-SOLD OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQ. FT. AND LESS THAN 50 FT. IN WIDTH AT THE FRONT BUILDING LINE AND SUBJECT FURTHER TO THE PROVISIONS OF KING COUNTY RESOLUTION No. 8494 AND SUBSEQUENT AMENDMENTS THERE TO. FURTHER RESTRICTIONS AND RESERVATIONS FOR THIS PLAT ARE RECORDED IN VOLUME 2399 OF DEEDS, PAGE 200 OF RECORDS OF KING COUNTY, WASHINGTON.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL OPEN SPACES AND WALKWAYS SHOWN HEREON, AND THE USE THEREOF FOR 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 AND BLOCKS SHOWN HEREON AND IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 3RD DAY OF JULY, A. D. 1945.

GEO. L. STANDING  
EDNA STANDING

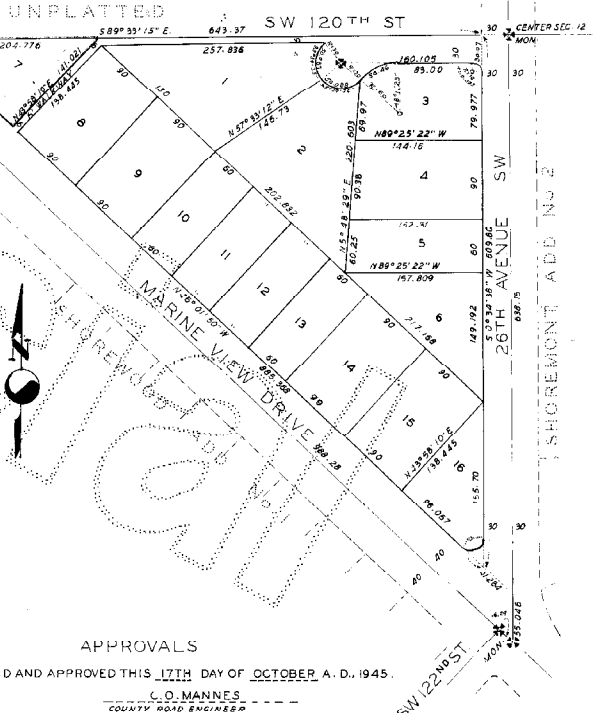
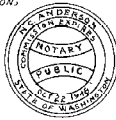
## ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS 3RD DAY OF JULY A. D. 1945, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED GEO. 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 THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

N. C. ANDERSON  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT SEATTLE.



## APPROVALS

EXAMINED AND APPROVED THIS 17TH DAY OF OCTOBER, A. D. 1945.

C. O. MANNE  
COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 13TH DAY OF NOV. A. D. 1945, BY THE KING COUNTY PLANNING COMMISSION.

DON S. JOHNSON      OTWAY PARDEE      JOHN N. TODD  
CHAIRMAN              SECRETARY              EXECUTIVE OFFICER

EXAMINED AND APPROVED THIS 22ND DAY OF OCTOBER A. D. 1945.

ATTEST: MIRNIE E. SMITH  
DEPUTY CLERK, BOARD OF COUNTY COMMISSIONERS

J. HAROLD SPARKMAN  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 14 DAY OF NOV. A. D. 1945, AT 32 MINUTES PAST 11 A. M. AND RECORDED IN VOLUME 41 OF PLATS, PAGE 8, RECORDS OF KING COUNTY, WASHINGTON.

ROBERT A. MORRIS  
COUNTY AUDITOR

BY M. T. R. WILLIAMS  
DEPUTY COUNTY AUDITOR

