

### **Shoreview - Conditions, Covenants, and Restrictions**

The following Conditions, Covenants, and Restrictions (CC&Rs) are to run with the land described in King County records volume 43, pages 46 & 47, as the Shoreview plat, and are binding upon all the parties hereto, and all persons claiming by, through, or under them until January 1, 2027, at which time all of the said CC&Rs are to be extended automatically for successive periods of 10 years unless by a vote of the majority of the then owners of the various parcels of land in Shoreview it is agreed to amend, change, or abandon said CC&Rs in whole or in part. These CC&Rs supersede all prior CC&Rs of Shoreview and are enforceable by any owner of property within this plat, or by any parcel owner also bound by CC&Rs in abutting subdivisions or parcels which are directly impacted by a violation of these CC&Rs and which are also located within the geographic area known as Shorewood on the Sound, as described and depicted in Addendum "A".

#### **Section I - General Provisions**

- a) In the event of conflict between these CC&Rs and county or city zoning restrictions, the more restrictive shall take precedence and be enforced. The more restrictive is that which is more limiting in nature.
- b) Any owner of a lot in this subdivision may prosecute an action at law or equity to (1) abate, restrain, or prevent violations of any CC&Rs herein, and to (2) recover damages resulting from such violations. Dispute resolution between parties should begin with an independent mediator, however, the parties may resolve their dispute in any manner they deem fit.
- c) If any one or more of these CC&Rs herein are invalidated by a judicial decree, such action in no way affects the validity or enforceability of the remaining CC&Rs.

#### **Section II – Building Restrictions**

Enforcement action for violations to any of the following building restrictions shall be initiated as early as possible, but no later than 6 months after completion or installation of the offending structure. Once initiated the enforcement action may continue until a resolution is reached. Enforcement initiation is defined as the moment notice is given to the property owner that they are in violation of the CC&Rs, and must be in writing. Unchallenged violations of this section are deemed to be grandfathered into acceptance and no longer actionable beyond 6 months after completion or installation of the offending structure. Any grandfathered structures or installations damaged or destroyed by fire or natural disaster shall continue with their grandfathered status and may be returned to their prior condition.

- a) All lots are to be known, designated, and used as and for primarily residential purposes.
- b) No detached structure of a temporary character shall be used on any lot as a residence. Structures of temporary character include but are not limited to tents, trailers, campers, shacks, barns, or any other outbuilding detached from the primary structure and not supported by a permanent foundation.

- c) So as to not diminish the Puget Sound view from the residences located on neighboring parcels building height shall be limited to 2.5 stories and not to exceed 25 feet in height as measured from the average natural grade to the highest point of the structure. The average natural grade is determined by averaging the elevations measured at the midpoint of each side around the smallest rectangular perimeter of the building footprint. Chimneys are excluded, so long as they do not extend beyond the minimum height necessary to achieve the desired outcome and purpose of the height projection. Except for chimneys no projection of any kind, including antennas, wind-powered generators, solar panels, or other permanently or semi-permanently mounted fixtures, may extend no more than 18 inches above the nearest roof ridgeline, or 36 inches for flat roofed structures not having a central ridgeline. This limitation shall not apply to flagpoles.
- d) All building structures shall have a front yard setback of no less than 25 feet from the street right of way and have an interior property line setback of no less than 5 feet. Roof overhangs can extend into the required setback by no more than 18 inches. A setback is the clear minimum distance required from a parcel's property line to a structure's closest exterior wall. An interior property line is the boundary line between adjoining parcels.
- e) Fences – No fence or wall exceeding 48 inches in height shall be erected on or within 4 feet of any property line. Height shall be measured from natural ground level at the base of the fence or wall to the top of the structure. A property line is the dividing line between abutting parcels and also the dividing line between a parcel and any public access right of way. Fences required by law such as enclosures for an attractive nuisance are exempt from this restriction.
- f) An easement is reserved over the five feet adjoining to the abutting roadway, also an easement between lots and the two feet on each side of each lot for utility installation and maintenance.
- g) Signs – No sign of any kind shall be displayed to the public view on any parcel except for one professional sign of not more than two square feet, and a sign of not more than five square feet advertising the property for sale or rent or during the construction and sales period of any property. No signs are permitted on the public right of way or street except for temporary daily use signs, which must be removed at the end of each day. A professional sign is one designating a business location or activity (within the restrictions of section IIa, herein). A temporary daily use sign is a sign giving notification of an event or location of an event, such as a garage sale or open house sign. Traffic signs, all Shorewood on the Sound Community Club signs, temporary political signs and temporary zoning or construction notification signs are exempt from this restriction.

### **Section III – General Restrictions**

- a) Animals – No animals, livestock, or poultry shall be kept, bred or maintained for commercial purposes on any parcel. All animals shall be controlled by their owner(s) so as not to disturb the peace and quiet of other residents.
- b) Vegetation – After December 31, 2016, the height of all newly planted, replacement, and any newly sprouted volunteer trees and other vegetation shall be maintained to assure they do not exceed the nearest structure's highest roofline by more than 5 feet so as to not diminish the Puget Sound view from the residences located on neighboring parcels. This requirement shall also apply to existing trees and other vegetation which have not yet exceeded the height limit as described above. Trees and other vegetation with no impact on neighboring views, and trees already exceeding this restriction on December 31, 2016, need not meet this requirement. Parcel owners are encouraged to plant only trees and shrubs which will not exceed 15 feet in height in their natural state.
- c) Vehicles – Any motor vehicle parked between the front of a house and the street, and/or parked on the public right of way, must be in operational condition. Operational condition is defined as being able to move about under its own power and able to operate legally on a public roadway.

## ADDENDUM "A"

**Legal description of Shorewood on the Sound:** "Starting 430 ft north of the center of Section 12, Township 23N, Range 3, in the City of Burien, County of King, State of Washington, the center of Section 12 being also the intersection of the projected centerlines of 26<sup>th</sup> Avenue Southwest and Southwest 120<sup>th</sup> St, thence east along the northern boundary of parcel 69 to the eastern boundary of parcel 69, thence south along the eastern boundary of parcel 125 and parcel 229 and parcel 230 and parcel 231 to the projected west boundary of parcel 215, thence south along the western boundary of parcel 215 to the northern boundary of parcel 92, thence east along the northern boundary of parcel 92 to the eastern boundary of parcel 92, thence south along the eastern boundaries of parcel 92 and parcel 239 to the southeast corner of parcel 239, thence east along the northern boundary of Southwest 120th Street and the northern boundary of lot 5, block N, of Shoremont Addition Number 2 to the northeast corner of said lot 5, thence south through the Salmon Creek Greenbelt to the northeast corner of lot 15, block A, Shoreview Addition, thence southeasterly along the east boundary of Shoreview Addition to the intersection of the projected center line of 16th Avenue Southwest, thence south to the northern boundary of Seahurst Park, thence west along the northern boundary of Seahurst Park to the shore of Puget Sound, thence along the shore of Puget Sound in a northwesterly direction to the northern boundary of parcel 84, thence east along the northern boundaries of parcel 84 and parcel 143 to the extreme southeast corner of parcel 16, thence northwest along the southwest boundary of parcel 16 and parcel 5 to the southeastern boundary of parcel 28, thence westerly along the southeastern boundary of parcel 28 to the southwestern boundary to parcel 28, thence northerly to the northwest boundary of parcel 28, thence northeasterly along the northwestern boundary of parcel 28 and parcel 31 to the southwestern boundary of Higgens Addition, thence northwesterly along the southwestern boundary of Higgens Addition to the southern boundary of Southwest 118th Street, hence east along the southern boundary of Southwest 118<sup>th</sup> Street, across 30<sup>th</sup> Avenue Southwest and 29<sup>th</sup> Avenue Southwest, along the northern boundaries of lots 8 and 3, block 6, and lot 2, block 5, of Ocean Beach Heights Addition to the projected centerline of 28<sup>th</sup> Avenue Southwest, thence northeasterly to the north boundary of parcel 168, thence east along the northern boundary of parcel 168 and parcel 135 and parcel 21 to the projected centerline of 26<sup>th</sup> Ave Southwest, thence south to the point of beginning."

(The detailed legal description above is for informational purposes only. The boundaries set forth above include only those parcels within the bolded borderline on the map depicted below and are thereby designated as being located within Shorewood on the Sound.)

