

3863902

DECLARATION of PROTECTIVE RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That RUTH HICKS GREEN, individually and as executrix of the Estate of Jacob Green, deceased, D. F. HARDEN and RUTH HICKS HARDEN, his wife, (formerly Ruth Hicks Green), who have heretofore platted Mercer Beach Park, an Addition to the County of King, State of Washington, do hereby certify and declare that the restrictions, limitations and conditions hereinafter set forth are hereby established with respect to the said addition.

Not more than one main single family residence shall be constructed on any one tract exclusive of guest or servant's quarters. The main single family residence shall have not less than 1,200 square feet of floor area exclusive of garages, porches and patios on the first floor; with the exception of tracts 1, 2, 3, 4 and 5 which shall have not less than 1,100 square feet of floor area, in any main single family residence exclusive of garages, porches and patios on the first floor.

All structures erected upon the premises shall be designed by a licensed architect, and shall be of recognized standard construction--no composition side-wall material, such as artificial brick siding, shall be used on any structure and no composition shingles shall be used on any structure.

No structure is to be left in a partly finished or unsightly condition more than a reasonable length of time required for construction work, and, in any event, not to exceed a period of one year.

Domestic animals to be kept on premises shall be limited to dogs and cats. No chickens, ducks, geese, or other domestic fowls to be raised or kept on premises.

There shall be no fences erected higher than five feet, nor shall any hedges be permitted to exceed five feet in height.

Tract "B" (known as "Community Beach") shall be restricted to use by the owners of tracts One (1) to Fifteen (15), both inclusive, and tracts Nineteen (19) to Thirty-one (31), both inclusive, in said Mercer Beach Park; no motor vehicles shall be driven on Tract "B" except as necessary in maintenance or improvement thereof.

These covenants and restrictions shall run with the land and shall be binding upon all owners of tracts in said addition until January 1st, 1974 at which time these restrictions shall expire.

Any violation or breach of the foregoing restrictions or conditions by any owner of any of the tracts in said plat prior to January 1st, 1974 shall subject the person making such violation to liability for damages to any other owner of a tract in said plat and any owner shall also have the right to enjoin the violation of any of these restrictions or covenants.

Every person who becomes an owner of any of the tracts in said plat will be deemed to have acquired title subject to all of the restrictions and conditions herein contained and these restrictions and conditions shall be binding upon his heirs, executors, administrators and assigns.

508. MARION BLDG. SEATTLE

IN WITNESS Whereof the said RUTH HICKS GREEN, individually and as executrix of the Estate of Jacob Green, deceased, D. F. HARDEN and RUTH HICKS HARDEN, his wife, (formerly Ruth Hicks Green) have hereunto set their hands and seals this 17th day of December, 1948.

Ruth Hicks Green
Individually

Ruth Hicks Green
Executrix of the Estate of Jacob Green, deceased.

D. F. Harden

Ruth Hicks Harden

STATE OF WASHINGTON)
) ss
COUNTY OF KING

THIS IS TO CERTIFY, that on this 17th day of December, 1948, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned, sworn and qualified, personally came RUTH HICKS GREEN, individually and as executrix of the Estate of Jacob Green, deceased, to me known to be the individual described in and who executed the within instrument, individually and as such executrix, and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed, individually and as such executrix, for the uses and purposes therein mentioned.

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



Lorna Fitzgerald
Notary Public in and for the State of Washington, residing at Seattle.

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

THIS IS TO CERTIFY, that on this 17th day of December, 1948, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned, sworn and qualified, personally came D. F. HARDEN and RUTH HICKS HARDEN to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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

Ruth Fitzgerald
Notary Public in and for the State of Washington, residing at Seattle in said county.



Filed for Record Dec. 20 1948 2:05 P.M.
Request of Seattle Title Company
ROBERT A. MORRIS, County Auditor