

DECLARATION OF RESERVATIONS and PROTECTIVE RESTRICTIONS

WHEREAS, SEATTLE-TACOMA LAND COMPANY, a Washington corporation (hereinafter called the "OWNER") is the owner of certain lands in Section 36, Township 23 N. Range 3 E. W. M., including the shorelands in front of said Section 36; Section 30 and Section 31, Township 23 N. Range 4 E. W. M., including the shorelands in front of said Section 31; and Section 6, Township 22 N. Range 4 E. W. M., all in King County, State of Washington; and

WHEREAS, the said OWNER is about to file for record in the office of the Auditor of King County, Washington, a plat of a portion of said lands, which plat will be designated and known as the plat of "NORMANDY PARK, RIVIERA SECTION," on which plat will be set forth a particular description of so much of the lands and shorelands above mentioned as are covered by and included in said plat; and

WHEREAS, following the filing of said plat the said OWNER will make sales of the real property embraced in said plat, and said OWNER desires that all sales of such real property shall be made subject to certain basic protective restrictions, conditions, covenants, charges and reservation as herein set forth to the end that harmonious and attractive development of the property may be accomplished, that all buildings constructed thereon shall be desirable and attractive in location and design, and that the health, comfort, safety, convenience and general welfare of all persons who may hereafter become the owners and occupants of the real property embraced in said plat may be promoted and safeguarded;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the said OWNER hereby certifies and declares that the OWNER has established and hereby does establish a general plan for the development, improvement, maintenance and protection of the real property embraced in said plat and has established and does hereby establish the protective restrictions, conditions, covenants, charges and reservations hereinafter called "restrictions and reservations" upon and subject to which all lots, tracts and parcels of land in said plat shall be held and/or sold by such OWNER, and each of which is and all of which are for the benefit of the real property embraced in said plat and all persons who may become the owners of lots, tracts and parcels of land in said plat, and each and all of which shall inure to and pass with each and every lot, tract and parcel of land in said plat and shall apply to and bind the respective successors in interest of every owner of land in said plat, and which restrictions are and each thereof is imposed upon the real property embraced in said plat as a servitude in favor of the real property embraced in said plat and each and every lot, tract and parcel of land in said plat as the dominant tenement or tenements as follows, to-wit:

Definitions

SECTION 1. For the purposes of this instrument the following explanations and definitions of words, terms and phrases shall govern:

- (a) Words used in the present tense include the future. The singular includes the plural and the plural includes the singular. The word "lot" includes the word "plot" and the word "building" includes the word "structure."
- (b) An apartment house is a building containing three or more separate single-family apartments, using a common passage or stairway and a common entrance on the ground floor.
- (c) A building site on any lot is hereby defined to be that portion of such lot which is included within the set-back lines from the street and side and rear property lines of such lot. Attached to this instrument is a schedule establishing the location of the set-back lines on the various lots in said plat.
- (d) A detached building is one that is not less than five feet distant from any portion of any other building.
- (e) A flat is a building with two or more separate single family habitations therein, whether one above the other, or on the same floor, and having a separate outside entrance on the ground floor for each such habitation.
- (f) A house-court is a group of two or more single-family dwellings on the same lot, whether detached or in solid rows, having a separate outside entrance on the ground floor level for each single family dwelling.
- (g) A lot is any piece of land fronting on a street as shown by said plat.
- (h) A multiple dwelling is a building designed for the uses of flats, apartments, hotels, dormitories, or any dwelling other than single-family dwellings.
- (i) A single-family dwelling is a dwelling for one family alone and shall be occupied only by members of that family or persons who are employed by or are guests of the family, or tenants.
- (j) The word "use" means the purpose for which the building, or property is designed, arranged or maintained or for which it is or may be occupied or maintained.

SECTION 2. The following general plan of zoning or districting is hereby adopted for said property and there are hereby established and defined for said property certain classes of use districts which shall be known as:

Residence Districts—Class A—single family dwellings.

Class B—apartments, flats, house-courts, multiple dwellings and single-family dwellings.

Business Districts—Class C—retail businesses, offices, theatres, dwellings, gas filling stations and garages.

Class D—gas filling stations.

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SECTION 3. No building or premises nor any portion of said property shall be used or structure erected to be used thereon for any purpose other than a use permitted in the use district of the class in which such building or premises or property is located.

SECTION 4. In Residence Districts of CLASS A, no building, structure, or premises shall be erected, constructed, altered or maintained on any building site which shall be used or designed or intended to be used for any purpose other than that of one detached single family dwelling.

SECTION 5. In Residence Districts of CLASS B, no building, structure, or premises shall be erected, constructed, altered or maintained which shall be used or designed or intended to be used for any purpose other than that of an apartment house, hotel, private school, fraternity dwelling club, dormitory, boarding house or lodging house, house-court, flat, multiple dwelling and/or single family dwelling.

SECTION 6. In Business Districts of CLASS C, no building, structure, or premises shall be erected, constructed, altered or maintained which shall be used or designed or intended to be used for any purpose other than for a retail business, office, professional office, retail trade, telephone exchange, fraternal society, printing office, store, garage, automobile tire repairing shop, automobile sales agency, gasoline filling station, or automobile parking.

SECTION 7. In Business Districts of CLASS D, no building, structure or premises shall be erected, constructed, altered or maintained which shall be used or designed or intended to be used for any purpose other than for a gasoline filling station.

SECTION 8. In Business Districts of CLASS C and CLASS D, no building, structure or premises shall be used or be erected to be used or maintained for any trade, industry or use that is obnoxious or offensive by reason of the emission of odor, smoke, gas, dust or noise. In such Business Districts no building, structure or premises shall be used or be erected to be used or maintained for any of the following specific trades, industries or uses, viz: amusement park; building for treatment of insane or feeble minded; carpet cleaning or beating; car barn; electric station power plant; fertilizer manufacture, fish cannery; foundry; glue, size or gelatine manufacture; gun powder; fire works or explosives manufacture or storage; hay or grain barn or warehouse; hospital or sanitarium; junk, scrap paper or rag storage, or baling shop or yard; livery stable; lumber yard; milk bottling station; packing house or plant; pickle, sauerkraut, sausage or vinegar manufacture; rawhide or skin storage, curing or tanning; sheet metal works; storage warehouse; undertaking parlor; or veterinary hospital.

SECTION 9. The following lots in said plat are hereby established as Residence Districts of Class A, as defined and limited herein:

Lot B	
Lot C	
Block 1	Lots 1 to 22 inclusive
Block 2	Lots 1 to 16 inclusive
Block 3	Lots 1 to 22 inclusive
Block 4	Lots 1 to 30 inclusive
Block 5	Lots 1 to 5 inclusive
Block 5	Lots 16 to 36 inclusive
Block 6	Lots 1 to 20 inclusive
Block 7	Lots 1 to 19 inclusive
Block 8	Lots 1 to 7 inclusive
Block 9	Lots 1 to 23 inclusive
Block 10	Lots 1 to 8 inclusive
Block 12	Lots 1 to 30 inclusive
Block 13	Lots 1 to 12 inclusive
Block 14	Lots 1 to 38 inclusive
Block 15	Lots 1 to 23 inclusive
Block 16	Lots 1 to 12 inclusive
Block 17	Lots 1 to 22 inclusive
Block 18	Lots 1 to 26 inclusive
Block 19	Lots 1 to 28 inclusive
Block 20	Lots 1 to 30 inclusive
Block 22	Lots 1, 5, 6, and 7
Block 23	Lots 1, 2, and 3
Block 24	Lots 1 to 19 inclusive
Block 25	Lots 1 to 19 inclusive

SECTION 10. The following lots in said plat are hereby established as Residence Districts of Class A or B, as defined and limited herein:

Block 12	Lots 31 to 39 inclusive
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SECTION 11. The following lots in said plat are hereby established as Business Districts of Class C, or Residence Districts of Class A as defined and limited herein:

Block 11	Lots 4 to 13 inclusive
Block 12	Lots 40 to 48 inclusive

SECTION 12. The following lot in said plat is hereby established as Business District of Class C or D, or Residential Districts of Class A as defined and limited herein:

Block 12	Lot 49
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SECTION 13. The following lots in said plat are hereby established as Business Districts of Class C or D, or Residential Districts of Class A or B, as defined and limited herein:

Block 11	Lots 1 to 3 inclusive
Block 11	Lot 14

SECTION 14. The following lot in said plat is hereby established as Business District of Class D, or Residential District of Class A, as defined and limited herein:

Block 20 Lot 31

SECTION 15. The following lots in said plat are hereby established as Business Districts of Class C or Class D or Residential Districts of Class A or B as defined and limited herein:

Block 26 Lots 1 to 27 inclusive

Minimum
Cost Limits

SECTION 16. The cost or value of any single-family dwelling (including a reasonable fee of architect) constructed or maintained on any building site on the following lots in said plat, shall not be less than the sum set opposite such lots in the description following hereunder:

Lots	Blocks	Minimum Cost of Single-Family Dwelling
1 to 27 inclusive.....	26	\$2,000
1 to 9 inclusive, also 22 and 23.....	9	2,500
1 to 3 inclusive.....	11	2,500
31 to 39 inclusive.....	12	2,500
1 to 19 inclusive.....	25	2,500
All lots in.....	8	3,000
10 to 19 inclusive.....	24	3,000
All lots in.....	1	3,500
All lots in.....	2	3,500
All lots in.....	7	3,500
All lots in.....	10	3,500
All lots in.....	16	3,500
All lots in.....	17	3,500
1 to 11 inclusive.....	3	3,500
1 to 7 and 19 and 20.....	6	3,500
10 to 21 inclusive.....	9	3,500
4 to 14 inclusive.....	11	3,500
22 to 30 inclusive and 40 to 49 inclusive.....	12	3,500
1 to 6 inclusive and 11 and 12.....	13	3,500
1 to 22 inclusive.....	14	3,500
1 to 12 inclusive and 25 and 26.....	18	3,500
1 to 3 inclusive.....	23	3,500
12 to 22 inclusive.....	3	4,000
1 to 14 inclusive and 30.....	4	4,000
8 to 18 inclusive.....	5	4,000
7 to 10 inclusive.....	13	4,000
23 to 38 inclusive.....	14	4,000
13 to 24 inclusive.....	18	4,000
1 to 12 inclusive.....	19	4,000
25 to 38 inclusive.....	19	4,000
17 to 31 inclusive.....	20	4,000
1 to 9 inclusive.....	24	4,000
15 to 29 inclusive.....	4	5,000
18 to 22 inclusive.....	5	5,000
1 to 21 inclusive.....	12	5,000
13 to 24 inclusive.....	19	5,000
5, 6 and 7.....	22	5,000
All lots in.....	15	6,000
1 to 6 inclusive.....	5	6,000
16 and 17.....	5	6,000
23 to 36 inclusive.....	5	6,000
1 to 16 inclusive.....	20	6,000

SECTION 17. No single-family dwelling, or any part thereof other than an open, uncovered porch, or an uncovered veranda, or an open terrace or steps, or a bay window or the usual cornices and architectural details shall be outside the lines of the "building site" established on the lots; PROVIDED, HOWEVER, upon written consent of the Seattle-Tacoma Land Company, detached buildings may be erected outside of the "building site" on any lot to serve as living quarters for domestic servants, or guests or members of the family.

Waterfront
Building
Sites

SECTION 18. No more than one single-family dwelling shall be constructed on any "building site" as established on lots in said plat, except on lots 1 to 23 inclusive in Block 15, lots 1 to 5 inclusive and lots 16 and 17 in Block 5, and lots 1 to 16 inclusive in Block 20, where two single-family dwellings may be constructed within the designated "building site." Only one of said two single-family dwellings may be constructed on the street level, the second single-family dwelling, if constructed, must be erected on a lower level than the first one, and the distance between said two single-family dwellings at any one point must be not less than thirty feet.

Locations in
Building
Sites

SECTION 19. The right and authority is expressly reserved to and vested in the Seattle-Tacoma Land Company to make by written agreement with the owner of any lot or lots in said plat reasonable variations in the original established "building sites" on such lots.

Company
authority
back
ness

SECTION 20. All lots in said plat on which set-back lines are not established in the schedule attached to this instrument may be divided by the Seattle-Tacoma Land Company into one or more parts, and said Company shall have the power to establish set-back lines on each part.

garages
and
buildings

SECTION 21. There shall be permitted to be erected and maintained as appurtenant to any single-family dwelling a private garage, servants' quarters, garden house, pergola and conservatory for the sole and exclusive use of the owner or occupant of such single-family dwelling.

garages

SECTION 22. The location of any garage (in Residence District Class A), if not a part of a single-family dwelling, shall be expressly approved by the Seattle-Tacoma Land Company before same can be constructed. If the garage is a part of a single-family dwelling, then the provisions of Section 17 of this instrument shall apply to the combined structure.

approval of
residential
plans

SECTION 23. No single-family dwelling house or garage shall be erected on any lot in said plat unless and until the plans and specifications therefor, together with Block plan indicating location, have been submitted to and have been approved in writing by the Seattle-Tacoma Land Company. All such plans and specifications must be prepared by a licensed architect, and the name of such architect shall appear on the plans and specifications submitted to the Company.

boathouses,
wharfs or
docks

SECTION 24. The owner of any of the following described lots in said plat, to-wit: lots 1 to 22 inclusive in Block 15, lots 1 to 5 inclusive, lots 16 and 17 and lots 23 to 36 inclusive in Block 5, and lots 1 to 16 inclusive in Block 20 (all of said lots being waterfront lots) may erect and maintain on the shorelands in front of his said lot a boathouse, wharf or dock for his sole and exclusive use; but the plans for any such boathouse, wharf or dock must be approved by the Seattle-Tacoma Land Company in writing before construction thereof begins. No piles shall be driven into the water on the shorelands in front of said lots without the written approval of said Company. The Company shall have no right to arbitrarily refuse to approve any such plans and specifications.

moving
restriction

SECTION 25. No building shall ever be moved onto any land embraced in said plat from any land outside of said plat.

signs

SECTION 26. No signs of any kind or for any use, except public notices erected by a political subdivision of the State, or as required by law, shall be erected, posted, painted or displayed upon or about the property in said plat without the written approval of the Seattle-Tacoma Land Company. Said Company reserves the specific right to withhold such approval without giving any specific reason therefore. Said Company shall have the right to enter upon any property in said plat and remove therefrom any sign located or placed thereon in violation of the provisions of this section, and said Company shall not be liable for any damage sustained by any party as a result of any such removal.

approval of
commercial
plans

SECTION 27. No apartment house, flat, house court, multiple dwelling, business block, office, theatre, gas filling station, or garage shall be erected on any land in said plat unless and until the plans and specifications therefor, together with Block plan indicating location, have been submitted to and have been approved in writing by the Seattle-Tacoma Land Company. All such plans and specifications must be prepared by a licensed architect, and the name of such architect shall appear on the plans and specifications submitted to the Company.

formandy
square
business
restrictions

SECTION 28. The Seattle-Tacoma Land Company may, at its option provide plans for unified scheme of architectural treatment for all facades of business structures on lots 4 to 14, both inclusive, in Block 11 and lots 40 to 49, both inclusive, in Block 12, to which all business structures erected on such lots must conform. On said lots no building intended or designed for business use shall be erected or maintained unless and until plans and specifications therefor, together with Block plan indicating location, have been submitted to and have been approved in writing by the Seattle-Tacoma Land Company. All such plans and specifications must be prepared by a licensed architect, and the name of such architect shall appear on the plans and specifications submitted to the Company. The Company reserves the right to arbitrarily refuse to approve any such plans and specifications if, in the opinion of the Company, the exterior architectural features of the building, as shown by such plans and specifications, are not in accord with a unified, harmonious, slightly and attractive development of said lots as a business center.

Non-Admitted
business
classifications

SECTION 29. There shall never at any time be erected, permitted, maintained, or carried on upon said property or any part thereof, any saloon or place for sale or manufacture of malt, vinous and spirituous liquors, any foundry, brick yard, cemetery, columbarium, crematory, any institution for the cure or restraint of the mentally impaired or victims of drink or drugs, or any detention home, detention or reform school or asylum of like or kindred nature, any building for the manufacture of gunpowder or explosives, any product or by-product of fish meal, stock food made from fish, fish oil or fertilizer, or a building for other business or industrial use not specified or specifically mentioned herein unless such is approved by the Seattle-Tacoma Land Company and is located in a use district permitting the same as provided in Section 9 to 14 inclusive.

Livestock

SECTION 32. No rabbits, pigeons, chickens or other poultry or live-stock or cattle shall be kept by anyone residing on property in said plat, except where there is no residence within 500 feet, unless they have the written consent of all property owners within that distance.

Temporary Buildings

SECTION 33. No temporary building, tent, or camp of any description shall be allowed on any land in said plat for a greater period than four months out of any one year, and any and all such temporary structures must be approved by the Seattle-Tacoma Land Company.

Tree Protection

SECTION 34. No maples, madronas, dogwoods and/or wild cherry trees growing outside of the "building site" on lots in said plat may be cut down or destroyed without the consent of the Seattle-Tacoma Land Company. Said Company shall have the right to enter upon any unimproved property in said plat and to remove therefrom any unsightly growth thereon, and said Company shall not be liable for any damage sustained by any party as a result of any such removal.

Waterways

SECTION 35. No obstruction, diversion, bridging, or confining of the existing channels through which water (including surplus water from storms) flows upon and across any property in said plat, shall be made by any owner in such manner as to cause damage to other property. The right is expressly reserved to the Seattle-Tacoma Land Company, as an incident to the development of the entire property, including the construction of streets, gutters, ditches, and otherwise, to cause reasonable increases or decreases in the natural flow of any stream, channel or water course on said property.

Buildings in Course of Construction

SECTION 36. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until the same is fully completed.

Sanitation

SECTION 37. Every dwelling must have a toilet, lavatory or water closet properly installed and connected with an underground septic tank. All such septic tanks must be constructed and installed in accordance with standard plans and specifications approved by Seattle-Tacoma Land Company. The construction and installation of any such underground septic tanks must be completed before the dwelling which it serves is occupied.

Validity of Restrictions

SECTION 38. All the provisions in this instrument contained shall be construed together; but, if it shall at any time be adjudged that any provision or part thereof is invalid or if for any reason any such provision or part thereof becomes unenforceable, no other provision or part thereof shall thereby be affected or impaired.

Restrictions—Limits

SECTION 39. Each, every and all of the restrictions of this instrument shall continue and remain in full force and effect until January 1, 1949, and shall be continued automatically and without further notice to or consent of the owners of property in said plat from January 1, 1949, for an additional period of ten years and thereafter for successive periods of ten years each; PROVIDED, HOWEVER, that at any time within six months prior to January 1, 1949, or within six months prior to any successive period thereafter, the then record owners of not less than one-half in area of all lands in said plat (exclusive of parks, streets and open spaces) shall have the right by instrument in writing duly signed and acknowledged by them and filed and recorded in the office of the Auditor of King County, Washington, to terminate this instrument and/or to modify or amend or extinguish any of the restrictive provisions herein contained as to all or any of the property in said plat subject thereto.

Breach of Restrictions

SECTION 40. As to the owner or purchaser of each and every lot, tract or parcel of land in said plat, the restrictions herein contained and the provisions of this instrument shall constitute and be a covenant running with the land, and the breach of any thereof or the threatened breach of any thereof or the continued breach of any thereof may be enjoined, abated or remedied by appropriate proceedings instituted by the Seattle-Tacoma Land Company, as plaintiff, in the Superior Court of the State of Washington for King County, Washington.

Individual Rights to Enforce Restrictions

SECTION 41. As to the owner or purchaser of each and every lot, tract or parcel of land in said plat, the restrictions herein contained and the provisions of this instrument shall constitute and be covenants running with the land, and the breach of any thereof or the threatened breach of any thereof or the continued breach of any thereof may be enjoined, abated or remedied by appropriate proceedings instituted by any owner or purchaser of lands in said plat aggrieved, injured or damaged thereby, in the Superior Court of the State of Washington for King County, Washington.

SECTION 42. In the absence of fraud or arbitrary action on the part of the Seattle-Tacoma Land Company, its interpretation and decision as to the meaning of any of the restrictions herein contained and any other provision of this instrument shall be final and conclusive and binding upon all interested parties.

SECTION 43. Every person, who by deed becomes grantee of any lot, tract or parcel of land in said plat, will be deemed to have accepted such deed, and title to the lands therein described, subject to all of the restrictions and conditions herein contained.

SECTION 44. Every person, who by written contract, agrees to purchase any lot, tract or parcel of land in said plat, will be deemed to have made and accepted such contract and agreed to purchase the lands therein described, subject to all of the restrictions and conditions herein contained.

SECTION 45. The heirs, executors, administrators, representatives, successors and assigns of every person who shall accept a deed and/or contract, as herein provided, shall be bound by all the provisions of this instrument to the full and same extent as the original grantee and/or purchaser is bound.

SECTION 46. Every person, who by inheritance, devise or bequest and/or by or through foreclosure of any lien, charge or encumbrance and/or as the result of any litigation, acquires any interest in any lot, tract or parcel of land in said plat, shall be bound by all the provisions of this instrument.

Oil and
General
Rights

Explanation
of Building
Site

SECTION 47. The Seattle-Tacoma Land Company as owner of all the lands in said plat hereby expressly reserves unto itself for the benefit of "Gatzert-Schwabacher Land Company," a corporation, and "Manhattan Company," a corporation (as the former owners of the lands in said plat), an undivided one-eighth interest in and to all of the oil, gas and other minerals in, under and upon the lands in said plat; PROVIDED, HOWEVER, the said Seattle-Tacoma Land Company and/or the said "Gatzert-Schwabacher Land Company" and/or the said "Manhattan Company" shall not have any right to disturb any surface rights in connection with the extraction of such oil, gas or other minerals.

SECTION 48. Attached hereto and constituting a part hereof is a schedule setting forth in detail the necessary data for locating the set-back lines upon each lot referred to in said schedule, and such set-back lines are hereby established. The set-back lines on any such lot shall run parallel to or concentric with the boundary lines of the lot. In said schedule the letter "N" indicates north; the letters "NE" indicate northeast; the letter "E" indicates east; the letters "SE" indicate southeast; the letter "S" indicates south; the letters "SW" indicate southwest; the letter "W" indicates west; and the letters "NW" indicate northwest. The figure or figures directly under any such letter or letters indicates the distance in feet in the indicated direction between the set-back lines and the lot lines. The figures directly following the street names indicate the distance in feet between the street and the set-back line. The attached schedule does not show or indicate the location of set-back lines on certain lots in said plat; and, as to any of such lots, the Seattle-Tacoma Land Company reserves the right, at or prior to the time of making sale thereof, to establish set-back lines thereon and/or to divide any of such lots into two or more parts and establish set-back lines on each part.

SECTION 49. This instrument and each and all of the provisions thereof shall not be or become effective unless and until the said plat is filed for record in the office of the Auditor of King County, Washington.

IN WITNESS WHEREOF, the said Seattle-Tacoma Land Company has caused this instrument to be executed in its corporate name by its President and attested by its Secretary and sealed with its corporate seal at Seattle, Washington, this 26th day of February, 1929.

SEATTLE-TACOMA LAND COMPANY,

(signed)

By David P. Eastman
Its President.

(signed)

Attest Guy B. Falconer
Its Secretary.

STATE OF WASHINGTON, }
COUNTY OF KING, } ss.

On this 26th day of February, 1929, before me personally appeared DAVID P. EASTMAN and GUY B. FALCONER, to me known to be the President and Secretary, respectively, of 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 each on oath stated that he was authorized to execute the said instrument and that the seal thereto 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 first above written.

(signed)

Geo. E. Grier
Notary Public in and for the State of Washington,
residing at Seattle.

SCHEDULE FOR LOCATION OF SET-BACK LINES

BLOCK ONE

Lot No.	STREET	N.	NE.	E.	SE.	S.	SW.	W.	NW.
1	Terrace Court—20			10			10		
2									
3									
4	Terrace Court—10		5			30	5		
5	Terrace Court—10		5			20			5
6	Terrace Court—10	5			5		20		
7	Terrace Court—10		5			5	20		10
8	Terrace Court—10		7				20		50
9	Terrace Court—10		7				15		50
10	Terrace Court—10		7				15		50
11	Terrace Court—10								
	Normandy Terrace—10						20		15
12	Normandy Terrace—10				7		40		20
13	Normandy Terrace—20				7				30
14	Shoremont Avenue—20				7		25		
15	Shoremont Avenue—20		7		40		20		
16	Shoremont Avenue—20		7		40		20		
17	Shoremont Avenue—30		7		40		20		
18	Shoremont Avenue—35		7		40		25		
19	Shoremont Avenue—35		10		35				
	Riviera Place—25								
20	Riviera Place—25		40		20				5
21	Riviera Place—25		40		20				5
22	Riviera Place—25		40			20			5

BLOCK TWO

1	Riviera Place—10								
	Shoremont Drive—10				20		25		
2	Riviera Place—35	7			15		10		10
3	Riviera Place—35				15		10		7
4	Riviera Place—35	7				15	10		
5	Riviera Place—35	7				15		10	
6	Riviera Place—20	10				20	10		
7	Riviera Place—20	10					30	10	
8	Riviera Place—35								
	Marine View Drive—30	7	10			20			
9	Riviera Place—10								
	Marine View Drive—35	10							
10	Marine View Drive—30	7		10		30			
11	Marine View Drive—30	7		20		20			
12	Marine View Drive—40	7		30		20			
13	Marine View Drive—40	7		30		20			
14	Marine View Drive—40	7	7	30		20			
15	Marine View Drive—30								
	Shoremont Avenue—10			7		40			
16	Shoremont Avenue—15			7	10		20	20	

BLOCK THREE

1	Shoremont Avenue—10								
	Marine View Drive—30					40		20	
2	Marine View Drive—50	10				20		20	12
3	Marine View Drive—50	10				20		20	
4	Marine View Drive—20	10				20		50	
5	Marine View Drive—20	10				20		50	
6	Marine View Drive—50	10				20		20	
7	Marine View Drive—50	10				20		30	
8	Marine View Drive—20	10				20		50	
9	Marine View Drive—20	10				30		50	
10	Marine View Drive—10							50	

Lot No.	STREET.	N.	NE.	E.	SE.	S.	SW.	W.	NW.
11	Riviera Place—10	20					10		
12	Brittany Drive—20	20	10				20		10
	Riviera Place—20								
13	Brittany Drive—25	10	20				20		
14	Brittany Drive—25	10		40	40	35			
15	Brittany Drive—20	10		40		30			
16	Brittany Drive—20	10		50		30			
17	Brittany Drive—50	10		20		20			
18	Brittany Drive—50	10		20		20			
19	Brittany Drive—20	10		10		20			
20	Brittany Drive—20	10		40		20			
21	Brittany Drive—20	10	30			20			
	Shoremont Avenue—10								
22	Shoremont Avenue—10			15		40			
				10	10		20	10	

BLOCK FOUR

1	Shoremont Avenue—15								
	Brittany Drive—20								
2	Brittany Drive—50					40		40	
3	Brittany Drive—50	10				20	60		
4	Brittany Drive—25	7				20	30		
5	Brittany Drive—25	7				20		30	
6	Brittany Drive—50	7				20		30	
7	Brittany Drive—50	7				20		30	
8	Brittany Drive—20	7				20		30	
9	Brittany Drive—20	7				7		30	
10	Brittany Drive—20	7				20		30	
11	Brittany Drive—20	7				20		30	
12	Brittany Drive—20	7				20		30	
13	Brittany Drive—10	10				20		30	
14	Brittany Drive—10	45				10		30	
		10				7		30	
15	Normandy Terrace—20						20	20	
16	Normandy Terrace—35		10						25
17	Normandy Terrace—35			30	10				15
18	Normandy Terrace—35	20		30		7			
19	Normandy Terrace—35	7		30		20			
20	Normandy Terrace—35	7		30		20			
21	Normandy Terrace—35	20		30		7			
22	Normandy Terrace—35	7		30		20			
23	Normandy Terrace—35	20		30		7			
24	Normandy Terrace—35	7		30		20			
25	Normandy Terrace—40	7		30		20			
26	Normandy Terrace—40		7	30		20			
27	Normandy Terrace—40		40	40		20			7
28	Normandy Terrace—40		40			20			7
29	Normandy Terrace—20		30			20			7
	Shoremont Avenue—10								
30	Shoremont Avenue—30			30		40			
				10	10		20	30	

BLOCK FIVE

1	Normandy Terrace—20	7				15			
2	Normandy Terrace—20	7				20			
3	Normandy Terrace—20	7				25			
4	Normandy Terrace—20	7				25			
5	Normandy Terrace—20	7				25			
	Lots 6 to 15, inclusive—Reserved.					25			
16	Normandy Terrace—30								
17	Site No. 1 Normandy Terrace—30								
17	Site No. 2—250 SW. of NE. property line								
18	Normandy Terrace—30								
19	Normandy Terrace—90								
20	Normandy Terrace—20								
	Brittany Drive—20								
21	Brittany Drive—60	20				15		50	
22	Edgecliffe Drive—10		60		40	10	5	20	
23			5		40	40			
24	Edgecliffe Drive—20	15	20		10				25
25	Edgecliffe Drive—20	20		30	10	10			

Lot No.	STREET	N.	NE.	E.	SE.	S.	SW.	W.	NW.
26	Edgecliffe Drive—30				7				30
27	Edgecliffe Drive—30				7				30
28	Edgecliffe Drive—30				7				30
29	Edgecliffe Drive—30	30				7			
30	Edgecliffe Drive—30	20				7			
31	Edgecliffe Drive—45	10				30			
32	Edgecliffe Drive—45	7				30			
33	Edgecliffe Drive—45	7				30			
34	Edgecliffe Drive—45	7				30			
35	Edgecliffe Drive—45	7				30			
36	Edgecliffe Drive—45	7				30			

BLOCK SIX

1									
2									
3									
4									
5									
6									
7									
8	Brittany Drive—30	10		20			20		
9	Brittany Drive—30	10		20		20			
10	Brittany Drive—40	5				20			
11	Brittany Drive—40	5				20			
12	Brittany Drive—35	5				20			
13	Brittany Drive—30	5				40			
14	Brittany Drive—20	10		40		25			
15	Riviera Place—10	10			10		25		
16	Brittany Drive—40				10				10
17	Brittany Drive—50				10				30
18									
19	Marine View Drive—10	10				10			
20	Marine View Drive—10	20				25			

BLOCK SEVEN

1	Beverly Road—5	70	7				15		
2	Beverly Road—5		7				15		50
3	Beverly Road—5		7			15		30	
4	Beverly Road—5	7				15		20	
5	Beverly Road—5	7				15		20	
6	Beverly Road—5	7				10		30	
7	Beverly Road—5	7				7		30	
8	Beverly Road—10		10				30	30	
9									
10	Marine View Drive—45	7			15	15			
11	Marine View Drive—45	7		25	25	20			
12	Marine View Drive—45	7		25		20			
13	Marine View Drive—45	7		25		20			
14	Marine View Drive—45	10		25		25			
15	Marine View Drive—45	10		25		15			
16	Marine View Drive—45	30			25	10			
17	Marine View Drive—30	10		40		30			
18	Marine View Drive—20	10		40		10			
19	Marine View Drive—20		20	40		10			20

BLOCK EIGHT

1									
2	Beverly Road—5		7			20			
3	Beverly Road—5	5		5		10			5
4	Beverly Road—5	5		5		10			
5									
6									
7									

BLOCK NINE

Lot No.	STREET.	N.	NE.	E.	SE.	S.	SW.	W.	NW.
1	Crescent Road--25								
2	Valentine Road--10					25			10
3	Valentine Road--10	5				20		65	
4	Valentine Road--10	5				20		65	
5	Valentine Road--10	5				20		40	
6	Valentine Road--10	5				20		40	
7	Valentine Road--10	5				20		40	
8	Valentine Road--10	5				20		30	
9	Valentine Road--10	5				20		30	
10	Valentine Road--10	5				20		30	
	Marine View Drive--30	10			25				5
11	Marine View Drive--30								
12	Marine View Drive--40			20	25				5
13	Marine View Drive--40	5		20		20			
14	Marine View Drive--40	5		20		20			
15	Marine View Drive--45	5		20		20			
16	Marine View Drive--45	5		20		20			
17	Marine View Drive--45	5		30		20			
18	Marine View Drive--45	5		30		20			
19	Marine View Drive--45	5		40		20			
20	Marine View Drive--45	5	20			20			
21									
22	Crescent Road--25			10			25	10	
23	Crescent Road--25				10		40		10

BLOCK TEN

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

BLOCK ELEVEN

1	Normandy Park Drive--5					10		5	
	Normandy Square--5								
2	Normandy Park Drive--5				5	10		5	
3	Normandy Park Drive--5				5	10		5	
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									

BLOCK TWELVE

1									
2	Normandy Park Drive--10								
	Fairway Drive--25	20				10			10
3	Fairway Drive--25	20				10			10
4	Fairway Drive--25	10				10			
		125 NW. of SE. property line.							
5									
6									
7	Fairway Drive--20	20				10			
		170 NW. of SE. property line.							
8	Fairway Drive--25	10				20			
		225 NW. of SE. property line.							
9	Fairway Drive--25	7				25			
		225 NW. of SE. property line.							
10	Fairway Drive--25	7				25			
		225 NW. of SE. property line.							
11	Fairway Drive--25	7				25			
		225 NW. of SE. property line.							

Lot No.	STREET.	N.	NE.	E.	SE.	S.	SW.	W.	NW.
12	Fairway Drive—25		7				25		
13	Fairway Drive—25		225 NW. of SE. property line.				7		
14	Fairway Drive—25		7				225 NW. of SE. property line.		
15			7				25		
16									
17									
18									
19									
20									
21									
22									
23									
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46									
47									
48									
49									

BLOCK THIRTEEN

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

BLOCK FOURTEEN

1	Marine View Drive—10	{10	25
2	Marine View Drive—20	{210 W. of E. property line.	25
3	Marine View Drive—20	{220 W. of E. property line.	25
4		{10	
5		{220 W. of E. property line.	
6			
7			
8			
9			
10	Marine View Circle—10	{7	15
11	Marine View Circle—10	{100 W. of E. property line.	15
12	Marine View Circle—20	{7	
		{100 SW. of NE. property line.	
		{20	10
		{100 SW. of NE. property line.	

Lot No.	STREET.	N.	NE.	E.	SE.	S.	SW.	W.	NW.
13	Marine View Circle—30.....			15					7
14	Marine View Circle—35.....			130 SW. of NE. property line.				7	
15	Marine View Circle—35.....			15					7
16				135 S. of N. property line.					
17	Marine View Drive—15.....			7		10			
18				135 SW. of NE. property line.					
19									
20	Channon Drive—15.....			15				10	
21	Channon Drive—15.....			140 NW. of SE. property line.				10	
22	Channon Drive—5.....			10					
23				165 NW. of SE. property line.				5	35
24	Edgecliffe Drive—15.....			5					15
25	Edgecliffe Drive—15.....			115 E. of W. property line.					15
26	Edgecliffe Drive—15.....			5					15
27	Edgecliffe Drive—10.....			115 E. of W. property line.					15
28	Edgecliffe Drive—5.....			5					15
29				105 E. of W. property line.					
30									
31									
32									
33	Edgecliffe Drive—5.....			5					15
34	Edgecliffe Drive—5.....			105 E. of W. property line.					15
35	Edgecliffe Drive—5.....			5					15
36	Edgecliffe Drive—5.....			125 E. of W. property line.					15
37	Edgecliffe Drive—5.....			5					15
38	Edgecliffe Drive—5.....			130 E. of W. property line.					15
				5					15
				150 E. of W. property line.					5
				5					15
				150 E. of W. property line.					5

BLOCK FIFTEEN

1	Edgecliffe Drive—45.....			7					30
2	Edgecliffe Drive—45.....			7					20
3	Edgecliffe Drive—20.....			7					20
4	Edgecliffe Drive—20.....			25 E. from top of bank.					20
5	Edgecliffe Drive—20.....			7					20
6	Edgecliffe Drive—20.....			7					20
7	Edgecliffe Drive—20.....			7					20
8	Edgecliffe Drive—20.....			7					20
9	Edgecliffe Drive—20.....			7					20
10	Edgecliffe Drive—10.....			7					15
11	Edgecliffe Drive—5.....			7					15
12	Edgecliffe Drive—5.....			10					10
13	Edgecliffe Drive—5.....			25					10
14	Edgecliffe Drive—10.....			10					15
15	Edgecliffe Drive—20—W. on and perpendicular to N. property line.....			7					30
16	Edgecliffe Drive—30—W. on and perpendicular to N. property line.....			7					30
17	Marine View Drive—70—W. on and perpendicular to N. property line.....			7					30
18	Marine View Drive—30.....			25 E. from top of bank.					15
19	Marine View Drive—20.....			7					10
20	Marine View Drive—20.....			7					10
21	Marine View Drive—30.....			15			20		
22	Marine View Drive—40.....						15		
23									10

BLOCK SIXTEEN

1	Normandy Terrace—15.....								
	Shoremont Avenue—15.....								

REF

Lot No.	STREET.	N.	NE.	E.	SE.	S.	SW.	W.	NW.
2	Shoremont Avenue—15	20	7				20		30
3	Shoremont Avenue—15		7				20		30
4	Shoremont Avenue—15		7				20		20
5	Shoremont Avenue—30								
	Riviera Place—30		7				20		
6	Shoremont Avenue—30								
	Riviera Place—20		7						
7	Riviera Place—30	10			10		35		
8	Riviera Place—35		7		10		25		
9	Riviera Place—35		7	20			25		
10									
11	Normandy Terrace—25				7		40		30
12	Normandy Terrace—15				10	20			30

BLOCK SEVENTEEN

1									
2	Riviera Place—15		7				20		35
3	Riviera Place—15		7				20		35
4	Riviera Place—15		7				20		35
5	Riviera Place—15	7				20		35	
6	Riviera Place—15	7				20		35	
7	Riviera Place—15	7				20		35	
8	Riviera Place—15	7				20		35	
9	Riviera Place—30								
	Shoremont Avenue—30	10					20		
10	Shoremont Avenue—10		7				20		50
11									
12	Marine View Drive—40	7		25		25			
13	Marine View Drive—40	7		25		20			
14	Marine View Drive—40	7		25		20			
15	Marine View Drive—40	7		25		20			
16	Marine View Drive—40	7		25		20			
17	Marine View Drive—40		7		25		20		
18	Marine View Drive—40		7		25		20		
19	Marine View Drive—40		7		25		20		
20	Marine View Drive—40		7		25		20		
21	Marine View Drive—20								
	Normandy Terrace—20				20		30		
22	Normandy Terrace—20				10		15		10

BLOCK EIGHTEEN

1	Normandy Terrace—20						15	20	
	Marine View Drive—20						20		10
2	Marine View Drive—30		7				20		20
3	Marine View Drive—40		7				20		
4	Marine View Drive—40		7				20		
5	Marine View Drive—40	7				20		15	
6	Marine View Drive—30	7				20		15	
7	Marine View Drive—30	7				20		10	
8	Marine View Drive—30	7				20		10	
9	Marine View Drive—30	7				20		10	
10	Marine View Drive—30	7				20		15	
11	Marine View Drive—20								
	Shoremont Avenue—30	10						20	
12	Shoremont Avenue—20	7		10				10	10
13	Shoremont Avenue—30								
	Brittany Drive—30	7		15					
14	Brittany Drive—30	7		30	30	20			
15	Brittany Drive—30	7		30		20			
16	Brittany Drive—30	7		30		20			
17	Brittany Drive—30	7		30		20			
18	Brittany Drive—30	7		30		20			
19	Brittany Drive—30	7		40		20			
20	Brittany Drive—40	7		40		20			
21	Brittany Drive—40	7		40		20			
22	Brittany Drive—40								
	Brittany Drive Circle—40		10			20			
23	Brittany Drive Circle—40		7		40		10		
24	Brittany Drive Circle—30								
	Normandy Terrace—20			20			15		10
25	Normandy Terrace—20			7			25		10
26	Normandy Terrace—20			7		15			

26F

Required Set backs

BLOCK NINETEEN

Lot No.	STREET.	N.	NE.	E.	SE.	S.	SW.	W.	NW.
1	Brittany Drive Circle—25								
	Brittany Drive—30					15			7
2	Brittany Drive—30	7				25	20		10
3	Brittany Drive—30	7				25		20	
4	Brittany Drive—30	7				25		20	
5	Brittany Drive—20	7				25		20	
6	Brittany Drive—20	7				25		20	
7	Brittany Drive—20	7				25		20	
8	Brittany Drive—20	7				25		20	
9	Brittany Drive—25	10				25		40	
10	Brittany Drive—20								
	Shoremont Avenue—30	10						30	
11	Shoremont Avenue—45		10	10				20	10
12	Shoremont Avenue—40			10				25	10
13	Shoremont Avenue—25								
	Normandy Terrace—10		25	25					
14	Normandy Terrace—5		35		10		5		
15	Normandy Terrace—10		10		50		15		
16	Normandy Terrace—20		7	20			20		
17	Normandy Terrace—20	7		20			20		
18	Normandy Terrace—15	7		20		20			
19	Normandy Terrace—20	7		20		20			
20	Normandy Terrace—20			40	20				7
21	Normandy Terrace—20		40		20				7
22	Normandy Terrace—20	10	10		20				7
23	Normandy Terrace—20	10			20				7
24	Normandy Terrace—20	20		30	20		20		
25	Normandy Terrace—20			10			25	20	
26	Normandy Terrace—25			10	20		20	20	
27	Normandy Terrace—20								
	Brittany Drive Circle—25				10			10	
28	Brittany Drive Circle—25				20	20	20		10

BLOCK TWENTY

1	Normandy Terrace—20	7				15			
2	Normandy Terrace—20	7				15			
3	Normandy Terrace—30	7					15		
4	Normandy Terrace—40	5				10			
5	Normandy Terrace—50	7				20			
6	Normandy Terrace—50				20				7
7	Normandy Terrace—50				20				7
8	Normandy Terrace—50				20				7
9	Normandy Terrace—40				20				7
10	Normandy Terrace—35				20				7
11	Normandy Terrace—30				20				7
12	Normandy Terrace—40		50		20				10
13			40		20				7
14			15		20				7
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26	Normandy Terrace—10								
	Shorebrook Drive—20			10				20	
27	Normandy Terrace—10								
	Shorebrook Drive—20			10				20	
28	Normandy Terrace—20								
	Shorebrook Drive—20			10				20	
29	Normandy Terrace—30								
	Shorebrook Drive—20			10				20	
30	Normandy Terrace—30								
	Marine View Drive—20		10					15	
31									

REF

BLOCK TWENTY-TWO

Lot No.	STREET.	N.	NE:	E.	SE.	S.	SW.	W.	NW.
1									
5									
6									
7									

BLOCK TWENTY-THREE

1									
2	Normandy Terrace—25		25		10				20
3									

BLOCK TWENTY-FOUR

1	Marion Street—20								
	Normandy Park Drive—20								
2	Normandy Park Drive—25				30			10	5
3	Normandy Park Drive—35	10	10	15				15	
4	Normandy Park Drive—35			7				30	
5	Normandy Park Drive—35			7				25	
6	Normandy Park Drive—35			7				25	
7	Normandy Park Drive—35			7				25	
8	Normandy Park Drive—35			7				25	
9	Normandy Park Drive—25			7				25	
	Cornelius Road—20	15		15					
10	Cornelius Road—20		7	20	20	15			
11	Cornelius Road—20								
	Margaret Place—10			10		20			
12	Margaret Place—10			7		20		20	
13	Margaret Place—10			7		20		20	
14	Margaret Place—10			7		20		20	
15	Margaret Place—10			7		20		20	
16	Margaret Place—10			7		20		20	
17	Margaret Place—10			7		20		20	
18	Margaret Place—10						30	20	
	Marion Street—20				20			10	
19	Marion Street—20				15		10		7

BLOCK TWENTY-FIVE

1									
2									
3									
4									
5									
6	Marion Street—20				5				7
	Leonore Circle—10								
7	Marion Street—30								10
	Leonore Circle—10			10					
8	Normandy Park Drive—30		10					10	
	Leonore Circle—10								
9	Normandy Park Drive—20								
	Leonore Circle—10		5				7		
10	Normandy Park Drive—20								
	Leonore Circle—10		5				7		
11									
12									
13									
14									
15									
16									
17									
18									
19									

BLOCK TWENTY-SIX

No Building Sites established.

REF

SPECIAL EXCEPTIONS:

1. Easement 3 feet in width on each side of all lot lines, except street lines, reserved for drainage and for the use of present and future utilities, together with the right to enter upon said easements for maintenance purposes; all drains installed upon the easements shall be covered by the Seattle-Tacoma Land Company, or its assigns, upon demand of the property owners; created by the dedication of the plat.

2. Exceptions and Reservations as contained in Deed

From: GATZERT-SCHWABACHER LAND COMPANY, a Washington corporation and MANHATTAN COMPANY, a California corporation
Dated: August 3, 1928
Recorded: August 9, 1928, in the Department of Records and Elections of King County, Washington, under King County Recording
No.: 2481109, as follows:

Reservation of an undivided one-eighth interest in and to all oil, gas and other minerals in, under or upon the same premises, but no right to disturb any surface rights in connection with the extraction of said oil, gas or minerals.

3. Reservations and restrictions as created by the certain Declaration executed February 26, 1929, by SEATTLE-TACOMA LAND COMPANY and recorded February 26, 1929, under Recording No. 2520399, records of said county, a copy of which is hereto attached.

NOTE: By instrument dated May 28, 1947, executed by E. L. SKEEL, as liquidating trustee of NORMANDY PARK COMPANY, a Washington corporation, recorded May 28, 1947, under Recording No. 3690962, records of said county, NORMANDY PARK RIVIERA SECTION, COMMUNITY CLUB, INC., a Washington corporation, claims to have succeeded to all right, title and interest of SEATTLE-TACOMA LAND COMPANY, a Washington corporation, and to said reservation and protective restrictions and the right to enforce same.

REF

By instruments dated _____, executed by various persons purporting to be record owners of not less than one-half in area of all lands in Normandy Park, Riviera Section, recorded December 31, 1948, under Recording Nos. 3866616 through 3866731, inclusive, and 3866733, after written notice to all property holders of record, Section 16, of said declaration of reservations and protective restrictions was amended pursuant to authority granted by Section 39 of said instrument as follows:

No building or structure shall be erected, constructed, maintained or permitted upon said residence tract property described in Section 16, containing less than 1,000 square feet of ground floor area for a one story house, or containing less than 800 square feet of ground floor area in the case of a 1 1/2 (one and one-half) or two-story house exclusive of garages, open entries, porches and patios.

5. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

NOTE:

FOR PRINTED SCHEDULE "B" (GENERAL EXCEPTIONS) SEE ATTACHED INSERT.

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