

PROTECTIVE COVENANTS RUNNING WITH LAND

THIS INDENTURE and declaration of covenants running with the land, made this 23rd day of May, 1975, Marine Hills Co., Inc., Norval H. Latimer and Mary G. Latimer, his wife.

WITNESSETH:

WHEREAS, said parties are the owners in fee of:

This plat of MARINE HILLS 17 embraces

PORTIONS OF GOVERNMENT LOTS 3 AND 4 IN SECTION 5, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON AND OF GOVERNMENT LOT 4 IN SECTION 32, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON AND OF BLOCKS 12, 13, 14 AND 15, TOGETHER WITH ADJOINING STREETS AND ALLEYS, ALL IN THE PLAT OF REDONDO BEACH DIV. NO. 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 40 IN KING COUNTY, WASHINGTON, THE WHOLE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 5 AND 32; THENCE SOUTH 89°11'34" WEST ALONG THE SOUTHERLY BOUNDARY OF THE PLAT OF MARINE HILLS EAST, ACCORDING TO THE PLAT RECORDED IN VOLUME 97 OF PLATS, PAGE 76 AND 77, IN KING COUNTY, WASHINGTON, A DISTANCE OF 59.77 FEET TO THE POINT OF BEGINNING; THENCE IN A GENERAL NORTHERLY DIRECTION ALONG THE WESTERLY BOUNDARY OF SAID PLAT OF MARINE HILLS EAST BY THE FOLLOWING COURSES AND DISTANCES: NORTH 0°48'26" WEST 35.39 FEET; NORTH 23°52'00" WEST 151.51 FEET; NORTH 2°50'00" WEST 209.98 FEET; NORTH 62°50'00" WEST 75.00 FEET; NORTH 27°10'00" EAST 75.00 FEET; NORTH 62°50'00" WEST 29.00 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES SOUTH 62°50'00" EAST 205.00 FEET; NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°30'00" AN ARC DISTANCE OF 116.28 FEET TO A POINT OF TANGENCY; NORTH 59°40'00" EAST 81.95 FEET; NORTH 30°20'00" WEST 29.00 FEET; NORTH 13°38'00" WEST 109.20 FEET; AND NORTH 19°22'00" EAST 193.14 FEET; THENCE NORTH 54°15'14" WEST 4.46 FEET; THENCE NORTH 58°18'40" WEST 176.76 FEET; THENCE SOUTH 31°41'20" WEST 611.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 187.63 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°48'30" AN ARC DISTANCE OF 58.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 49°29'50" WEST 46.43 FEET; THENCE SOUTH 40°30'10" EAST 100.00 FEET; THENCE SOUTH 48°14'00" WEST 290.07 FEET; THENCE SOUTH 73°23'23" WEST 360.91 FEET; THENCE SOUTH 49°29'50" WEST 135.44 FEET TO INTERSECT THE LINE COMMON TO SAID SECTIONS 5 AND 32; THENCE SOUTH 89°06'25" WEST ALONG SAID COMMON SECTION LINE 135.00 FEET; THENCE SOUTH 22°30'41" EAST 135.58 FEET; THENCE SOUTH 38°41'17" EAST 129.38 FEET; THENCE SOUTH 62°11'37" EAST 58.00 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES SOUTH 62°11'37" EAST 71.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 73°04'13" AN ARC DISTANCE OF 90.55 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79°07'24" EAST 73.06 FEET; THENCE SOUTH 5°30'16" EAST 1.04 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 45 OF THE PLAT OF MARINE HILLS NO. 16, ACCORDING TO THE PLAT RECORDED IN VOLUME 94 OF PLATS, PAGE 59, IN KING COUNTY, WASHINGTON; THENCE IN A GENERAL NORTHERLY AND EASTERLY DIRECTION ALONG THE BOUNDARY OF SAID PLAT OF MARINE HILLS NO. 16 BY THE FOLLOWING COURSES AND DISTANCES: SOUTH 79°07'24" EAST 55.15 FEET; NORTH 10°52'36" EAST 60.00 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES NORTH 10°52'36" EAST 30.00 FEET; WESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°40'20" AN ARC DISTANCE OF 51.66 FEET TO A POINT OF TANGENCY; NORTH 19°32'56" EAST 25.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET; NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°07'19" AN ARC DISTANCE OF 64.01 FEET TO A POINT OF TANGENCY; NORTH 80°40'15" EAST 84.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 227.08 FEET, AND NORTHEASTERLY

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ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°47'38" AN ARC DISTANCE OF 137.90 FEET TO THE MOST NORTHERLY CORNER OF LOT 1 IN BLOCK 46 OF SAID PLAT OF MARINE HILLS NO. 16; THENCE LEAVING SAID PLAT BOUNDARY, NORTH 34°53'03" EAST 28.07 FEET; THENCE SOUTH 58°35'00" EAST 103.35 FEET TO INTERSECT THE NORTHERLY BOUNDARY OF SAID PLAT OF MARINE HILLS NO. 16 AT A POINT ON A CURVE FROM WHICH THE CENTER LIES SOUTH 48°03'25" EAST 270.40 FEET; THENCE EASTERLY ALONG SAID PLAT BOUNDARY AND ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°14'59" AN ARC DISTANCE OF 222.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°11'34" EAST ALONG SAID PLAT BOUNDARY 116.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG SAID PLAT BOUNDARY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°34'23" AN ARC DISTANCE OF 79.54 FEET; THENCE NORTH 89°11'34" EAST 99.56 FEET TO THE POINT OF BEGINNING.

to be known as Marine Hills 17, an addition to King County, Washington

WHEREAS, it is the desire of said parties that said covenants be recorded and that said protective covenants be thereby impressed upon said land, now therefore

IT IS HEREBY MADE KNOWN THAT said parties do by these presents make, establish, confirm and hereby impress upon the above described property, which property is all located in King County, Washington, the following protective covenants to run with said land, and do hereby bind said parties and all of their future grantees, assignees and successors to said covenants for the term hereinafter stated and as follows:

1. The area covered by these covenants is the entire area described above.
2. Those areas shown on the Final Plat map of Marine Hills 17 as "Native Growth Protection Easement" shall be subject to the following restrictions:
  - A. No living native plant material, i.e., trees, brush, ground cover, shall be removed from said areas.
  - B. No lot owner owning a portion of said areas or abutting said areas shall allow drainage from impervious surfaces, i.e., driveways, roofs, patios, etc., to discharge over the top of the slope onto those areas covered by said "Native Growth Protection Easement."
  - C. No building shall be placed on any lot closer than 20 feet from the "top of bank" line shown on the Final Plat map.
  - D. No material of any kind shall be dumped over the top of bank onto the areas covered by the "Native Growth Protection Easement."
  - E. Hand pruning of trees for view maintenance on the steep slopes covered by the native growth protection easement shall be permitted only upon written approval of the Marine Hills ~~Home~~ Architectural Control Committee. Said approval shall be granted only after the Architectural Control Committee has determined that the proposed pruning will not endanger the steep slope stability or materially affect the aesthetic values of the neighborhoods, both above and below the steep slopes.

The purpose of restrictions A thru E is to prevent de-nuding of the steep slopes that characterize said "Native Growth Protection Easement" areas, and to comply with the applicable conditions of preliminary plat approval imposed by King County on the Proposed Plat of Marine Hills 17.

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3. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then-owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
4. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damage.
5. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF the undersigned have affixed their signatures.

MARINE HILLS CO., INC.

*Norval H. Latimer*  
President

BY *Norval H. Latimer*

Norval H. Latimer

BY *Mary S. Latimer*

Mary S. Latimer

STATE OF WASHINGTON

COUNTY OF KING

On this 23 day of May, 1975, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Norval H. Latimer to me known to be the President of Marine Hills Co., Inc., a Washington corporation that executed the 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 on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.



STATE OF WASHINGTON

COUNTY OF King

This is to certify that on the 23 day of May, 1975, before me, the undersigned, a Notary Public, personally appeared Norval H. Latimer and Mary S. Latimer, his wife; to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.



*Norval H. Latimer*  
Notary Public in and for the State of

Washington residing at Federal Way

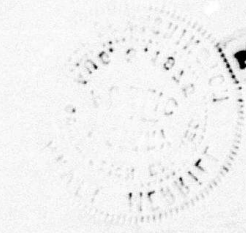
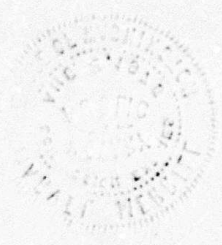
*Norval H. Latimer*  
Notary Public in and for the State of

Washington, residing at Federal Way

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RECORDED  
OF  
REQUEST OF

1975 MAY 27 AM 11 32

DIRECTOR  
RECORDS & ELECTIONS  
KING COUNTY, WASH.

FILED FOR RECORD AT REQUEST OF  
PIONEER NAT'L TITLE INS. CO.  
719 SECOND AVE. SE.  
SEATTLE, WASHINGTON 98104

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PIONEER NAT'L TITLE INS. CO.  
719 SECOND AVE. SE.  
SEATTLE, WASH. 98104

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