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Audubon Terrace Third Addition Declaration of Restrictive Covenants for Blocks 1 and 2, All Lots

Spokane County (Wash.). Auditor's Office

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DECLARATION OF RESTRICTIVE
COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that EAGLE INVESTMENT COMPANY, a corporation organized under the laws of the State of Washington, being the owner of

All of Blocks One (1) and Two (2) of AUDUBON TERRACE THIRD ADDITION to the City of Spokane, County of Spokane, and State of Washington,

does hereby declare the following restrictive covenants and conditions for the use and benefit of all of said property and of each and every purchaser of any of the above described property:

- (a) All lots in the tract shall be known and described as residential lots and no structure shall be erected on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a one or two-car garage.
- (b) No building shall be erected on any residential building plot nearer than twenty-five (25) feet to nor farther than thirty (30) feet from the front lot line, nor nearer than seven (7) feet, six (6) inches to any side lot line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than ten (10) feet from the side street line.
- (c) No race or nationality other than the white race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.
- (d) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.
- (e) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
- (f) No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider, or elected by a majority of the owners of lots in said subdivision. However, in case such committee is not in existence or fails

