

10-25-1949

## King First Addition Replat Declaration of Protective Covenants for Block 42

Spokane County (Wash.). Auditor's Office

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DECLARATION OF PROTECTIVE COVENANTS FOR REPLAT OF  
BLOCK 42 OF THE FIRST ADDITION TO THE KING ADDITION,  
CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

I, GERHARD E. BREDE, being the record owner of all lots in the replat of Block 42 of the First Addition to the King Addition in the City of Spokane County of Spokane and State of Washington, do hereby declare that all of the lots of said replat, numbering 1 through 13 inclusive, are subject to the following protective and restrictive covenants, to wit:

(a) All lots in said Replatted Addition shall be known and used as residential lots.

(b) All dwellings shall be located on these lots according to ordinances of the City of Spokane in force at the time said respective dwellings are erected.

(c) Only one detached, single-family dwelling not to exceed two and one-half stories in height, and a one or two car garage shall be erected on any residential lot.

(d) The ground floor area of the main structure, exclusive of porches and garages, shall not be less than twelve hundred (1200) square feet in case of a one-story structure, nor less than nine hundred (900) square feet in the case of a one and one-half story or two story structure.

(e) No race or nationality other than the white race shall use or occupy any building on any lot, except that this provision shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(f) No business of any kind shall be conducted on a residential lot, nor anything done thereon which may be or become an annoyance or nuisance to the neighborhood.

(g) No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

(h) These covenants and restrictions shall run with the land and shall be binding on said replatter, all purchasers and grantees from him and all persons claiming under them or any of them, until January 1, 1980, at which time said covenants and restrictions shall terminate.

(i) If the owners of any lot in this Replatted Addition covered by these covenants or their heirs, executors or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1980, it shall be lawful for any other person or persons owning any other lot or lots therein to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either to prevent him or them from so doing or to recover damages for such violations.

(j) Invalidation of any 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.

Gerhard E Brede

Dated this 20 day of October, 1949.

STATE OF WASHINGTON )

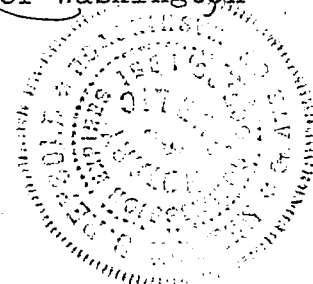
County of Spokane )

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 20th day of October, 1949, personally appeared before me GERHARD E. BREDE to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

Nelson B. Repsold  
Notary Public for State of Washington  
residing at Spokane.

FILED FOR RECORD OCT 25 1949 AT 9:04 AM  
REQUEST OF Mr. G. E. Brede  
FRANK J. GLOVER, SPOKANE COUNTY AUDITOR



ABSTRACTS