

S U P P L E M E N T

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

TIMBERLANE ESTATES DIV. #5

THIS DECLARATION, made this 11 day of June, 1970,
by COVINGTON PROPERTIES, a joint venture consisting of UNITED HOMES
CORPORATION and THE QUADRANT CORPORATION, both Washington corpora-
tions, hereinafter referred to as "Developer",

WITNESSETH:

WHEREAS, Developer has previously executed and filed a
certain Declaration of Covenants, Conditions and Restrictions,
dated July 16, 1968, filed in the Office of the King County Auditor
on September 4, 1968 under Auditor's File No. 6401501, Records of
King County; and

WHEREAS, said Declaration was amended by an Amendment to
Declaration of Covenants, Conditions and Restrictions, dated
September 17, 1968, filed in the Office of the King County Auditor
on September 24, 1968 under Auditor's File No. 6410947; and subse-
quently amended by a Second Amendment to Declaration of Covenants,
Conditions and Restrictions, dated December 10, 1968, filed in the
Office of the King County Auditor on December 27, 1968, under Auditor's
File No. 6452068; and

WHEREAS, Article III, Section 2 thereof permits annexa-
tion of the additional properties described in Exhibit "A" attached
thereto; and

WHEREAS, Developer is the owner of certain additional real
property described in said Exhibit "A", which is more particularly
described as the plat of Timberlane Estates Div. 5, as recorded in
Volume 92 of Plats, pages 3, 4, 5 and 6, Records of King County; and

WHEREAS, Developer desires to subject a portion of said additional real property to that certain amended Declaration of Covenants, Conditions and Restrictions previously recorded.

NOW, THEREFORE, Developer hereby declares that certain real property located in King County, Washington, and more particularly described as lots 1 through 348 and tracts A through Q in the plat of Timberlane Estates Div. 5, as recorded in Volume 92 of plats, pages 3, 4, 5 and 6, Records of King County, shall be held, sold and conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions, dated July 16, 1968, filed in the Office of the King County Auditor on September 4, 1968 under Auditor's File No. 6401501, Records of King County and provisions of said amended Declaration of Covenants, Conditions and Restrictions are hereby incorporated herein as though set forth in full with the exception that paragraphs a. & b. of Section 12 of Article X and paragraph a. of Section 7 of Article X shall not apply.

IN ADDITION to the Covenants incorporated herein, said property shall be subject to the following special Covenants:

- (1) FRONT YARD. The minimum distance between the front lot line and the dwelling shall be fifteen (15) feet except that between the front lot line and that portion of the front of the dwelling where a garage, carport, and/or the required two car (parallel) off-street parking area is to be located, the minimum distance shall be twenty (20) feet, and except that the minimum front yard for a lot at the common area end of a private street shall be zero (0) feet.

5674236

6674236

- (2) REAR YARD. The minimum distance between any portion of a dwelling and the rear lot line shall be as required by applicable local zoning ordinances.
- (3) UTILITY EASEMENTS. On each lot easements are reserved under, over and upon ten foot strips of land adjacent to front boundary lines, and under, over and upon five foot strips of land adjacent to rear and side boundary lines for utility installation and maintenance, including but not limited to, power, telephone, water, sewer, drainage, gas, etc., together with the right to enter upon the lots at all times for said purposes; Provided, however, that in the event the house constructed on any lot is constructed contiguous to a side boundary line or front boundary line of said lot, the utility easement reserved over the side boundary line or front boundary line over which the house is constructed shall ipso facto be deemed to be abandoned and released without further action of any kind or nature. Additional utility easements are reserved as shown on the recorded plat and others as required will also be recorded as will necessary easements required by governmental subdivisions.
- (4) The foregoing paragraphs (1), (2), (3) are illustrated on Exhibit "A" and "B" attached to these supplemental covenants.
- (5) The common properties for Timberlane Estates Division 5 are particularly described as follows:

6674236

Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, and O the plat of Timberlane Estates Division 5, as recorded in Volume 92 of Plats pages 3, 4, 5, and 6, Records of King County, Washington.

- (6) There shall be on each lot a five (5) foot wide easement parallel to the rear lot line in which it shall be the lot owners obligation to maintain and protect all trees except those which represent a hazard to life, limb or property in which case it shall be the lot owners responsibility to provide for their safe removal, or those which by an act of God, war or public insurrection are destroyed or so damaged as to require their safe removal by the owner.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set its hand and seal this 11th of June, 1970.

FIRST BANK MORTGAGE CORP.

By: [Signature]

COVINGTON PROPERTIES
A Joint Venture Consisting of

THE QUADRANT CORPORATION

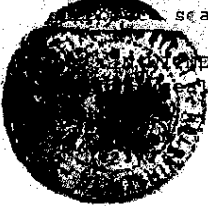
By: [Signature]

UNITED HOMES CORPORATION

By: [Signature]

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 11 day of June, 1970, before me personally appeared John A. Howe to me known to be the Asst. Secy of the Quadrant 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 on oath stated that he is authorized to execute said instrument and that the seal affixed thereto is the seal of said corporation.

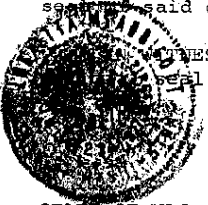


IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Laurel M. A. [Signature]
NOTARY PUBLIC in and for the State of Washington, residing at Bothell

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 11 day of June, 1970 before me personally appeared R.H. Board to me known to be the Vice Pres of the United Homes 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 on oath stated that he is authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

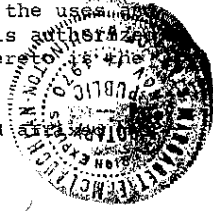


IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Laurel M. A. [Signature]
NOTARY PUBLIC in and for the State of Washington, residing at Bothell

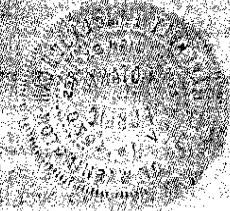
STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 29th day of June, 1970 before me personally appeared W. R. Jennings to me known to be the Exec. Vice President of the First Bank Mortgage 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 on oath stated that he is authorized to execute said instrument and that the seal affixed thereto 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.

Marjorie E. [Signature]
NOTARY PUBLIC in and for the State of Washington, residing at Bothell



FILED for Record at Request of
SECURITY TITLE INS. CO.
SEATTLE, WASH.

RECORDED
VOL _____ OF
PAGE _____ REQUEST OF

1970 JUL 22 AM 8 00

ROBERT A. KING
KING COUNTY RECORDER

FILED FOR RECORD AT REQUEST OF
SECURITY TITLE INSURANCE COMPANY
OF WASHINGTON
1109 SECOND AVENUE SEATTLE WASH. 98101

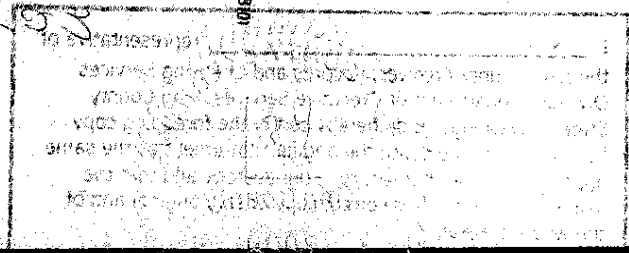
*Denington Properties
216 Fremont Bldg
The 8th at 1125
Blaine St*

6674236

69-169
69-170
69-171
69-172

C-169
7-71
69-101
69-19

691288



609

I, Ryan Wadeish, representative of the King County Archives, Records and Licensing Services Division, Department of Executive Services, King County, State of Washington, do hereby certify the foregoing copy has been compared with the original instrument as the same appears on file and of record in our custody and that the same is a true, full and correct copy of said original and of the whole thereof.

Ryan Wadeish 05/13/2014
Signature Date