

## Supplement

## DECLARATION OF COVENANTS, CONDITIONS &amp; 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 corporations, 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 subsequently 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 annexation 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

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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.

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- (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:

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Tracts A, B, C, D, E, F, G, H, J, K, L, M, N, and Q 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 herunto set its hand and seal this 11th of June 1970 1970.

FIRST BANK MORTGAGE CORP

By: W.R. Jennings  
Executive Vice President

COVINGTON PROPERTIES  
A Joint Venture Consisting of

THE QUADRANT CORPORATION

By: John A.L. Howe  
Assistant Secy.

By: R.H. Beorn  
Vice President