

DECLARATION OF RESTRICTIONS AND
PROTECTIVE COVENANTS APPLICABLE TO
ALL LOTS IN SCULLY'S 1ST ADDITION
TO OLYMPIA, THURSTON COUNTY, WASH.

The following restrictions and protective covenants shall apply to all tracts of land in said Scully's Addition:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until April 1st, 1970, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

A. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars and other outbuildings incidental to residential use of the plot.

B. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

C. No dwelling costing less than \$4000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 800 square feet in the case of a one-story structure nor less than 700 square feet in the case of a one and one-half, two, or two and one-half story structure.

D. That said premises shall never be used or occupied by any Negro, Mulatto, Indian, Chinese, Japanese, or person of the so-called black, brown, or yellow race, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

E. That any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting within 6 months from date of commencement of construction and shall be connected to septic tank or public sewerage.

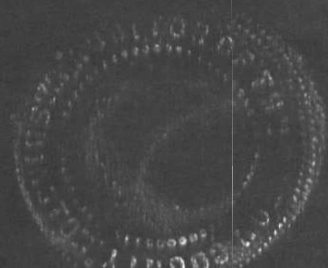
(Note: -- The owners of all the land in Scully's 1st Addition to Olympia are: John A. Scully and Evelyn L. Scully, husband and wife.)

John A. Scully
Evelyn L. Scully

Subscribed and sworn to before me

this 2nd Day of Oct A.D. 19 45

Thomas J. Goodpastor
Deputy Thurston Co. Auditor



397756

Restrictions

RECORDED
INDEXED
FILED

FILED
RECORDS
THURSTON CO.
WASH.
OCT 2 3 31 PM '45

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ELLIS C. AYER
THURSTON COUNTY AUDITOR
Thomas J. Goodpastor
DEPUTY