

7.00

Woodridge Park South 114 x 1

RECORDED THIS DAY

MAR 17 3 11 PM '80

DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, LIMITATIONS, CONDITIONS AND AGREEMENTS WITH RESPECT TO THE PLAT OF WOODRIDGE PARK SOUTH, LOCATION, SECTION 4, TOWNSHIP 24 NORTH, RANGE 5 EWM.

BY THE DIVISION OF RECORDS & ELECTIONS KING COUNTY

MAR-17-80 17370 8003170680 - B RF

IT IS HEREBY MADE KNOWN that Jack L. McIntosh, an individual, does by these presents make, establish, confirm and impress upon all lots in the Plat of WOODRIDGE PARK SOUTH recorded in Volume of Plats, pages and records of King County, Washington, the following restrictive covenants to run with the land and does hereby bind said corporation and all the future grantees, assignees and successors to said covenants for the term hereinafter stated and as follows:

1. GENERAL PROVISIONS: These restrictive covenants shall run with the land and shall be binding upon all parties thereto and all persons owning lots in the WOODRIDGE PARK SOUTH Plat or claiming under them until January 1, 2010, at which time said restrictive covenants shall be automatically extended for successive periods of ten (10) years unless a majority of the owners (see Paragraph 2), by an instrument or instruments in writing, duly signed and acknowledged by them, terminate or amend said restrictive covenants insofar as they pertain to residential lots, and termination or amendments shall become effective upon the filing of such instrument or instruments of record in the office of the Auditor of King County, Washington. Such instrument or instruments shall contain proper references to the records of said office volume and page number of both the recording of the Plat of WOODRIDGE PARK SOUTH and the recording of this instrument in which these restrictive covenants are set forth, and to the recording of all amendments hereof.

If the parties hereto, the owners of lots in the WOODRIDGE PARK SOUTH Plat, or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in WOODRIDGE PARK SOUTH to prosecute in proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violations, or both. All costs and expenses incurred, including reasonable attorney fees, in such proceedings shall be at the expense of the violator or violators, who shall be subject to judgment for the same.

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

2. VOTING RIGHTS: For the purposes of these protective covenants the word "majority" where ever mentioned shall mean majority of the voting units assigned to each lot as designated below. Said voting units shall remain with the lots in perpetuity.

	Units
Lot 1	2
" 2	4
" 3	2
" 4	1
" 5	1
" 6	1
" 7	1

3. BUILDING RESTRICTIONS: All lots as recorded in the plat shall be known and described as "residential lots". A building site shall consist of at least (a) one or more residential lots as shown on said plat, or (b) a parcel composed of only a portion of such residential lots, the depth and frontage of which parcel shall equal or exceed full residential lots in the immediate vicinity in the same block.

No building or structure shall be erected, constructed or maintained or permitted upon such residential lots, except a building site as hereinabove defined. No building or structure shall be erected, constructed, maintained or permitted upon a building site except a single detached dwelling house. However, lot 2 will have a detached garage with a studio/cabana in the daylight basement portion of the garage.

The cost of all dwelling houses, (including land and improvements) shall be at least four (4) times the original purchase price of the lot upon which the dwelling house is constructed; but in no event less than One Hundred Thousand Dollars (\$100,000.00) provided, however, that as to a dwelling house situated upon two or more residential lots, the cost, thereof shall be submitted to the Building Committee, as hereinafter set forth, for its approval, and the Building Committee shall have the right to consider the cost of the residential lot upon which the proposed dwelling house shall be constructed, the value of adjacent or neighboring property, and any and all other factors which, in the Building Committee's opinion, shall affect the desirability or suitability of such proposed construction costs.

The main floor finished area of the main structure, exclusive of one story open porches and garages, shall not be less than sixteen hundred (1600) square feet for a one story dwelling; nor less than thirteen hundred (1300) square feet for a one story dwelling with a daylight basement, nor less than one thousand (1000) square feet for a dwelling of more than one story with the total finished square footage area of the second and/or third story when added to the minimum 1000 square foot main floor requirement, shall not be less than 1650 square feet. The roof of any building or structure erected on lots 4, 5, 6 or 7 shall be cedar shakes or tile.

4. BUILDING LIMITS: No dwelling house or garage or any part thereof or any other structure (exclusive of fences and similar structures) shall be placed nearer to the front lot line or nearer to the side lot line or to the rear lot line than the minimum building setback lines, if any, shown on the recorded plat of WOODRIDGE PARK SOUTH. In any event, no such building or structure (exclusive of fences or similar structures) shall be placed on any lot nearer than twenty (20) feet to the front line, nor nearer than five (5) feet to any side lot line, except that the minimum set-back from the opposite interior side yard line shall be ten (10) feet, nor nearer than twenty-five (25) feet to any rear lot line except upon the approval of the Building Committee as set forth in these covenants. Where it is architecturally feasible, it is recommended that all garages, carports, storage areas, tool cabinets, garden houses and similar structures be attached to, or incorporated in and made a part of the dwelling houses.

No lines or wires for the transmission of current or for telephone use shall be constructed, placed or permitted to be placed upon any residential lot outside the buildings thereon unless the same shall be underground or in conduit attached to a building. No television or radio aerial shall be erected or placed on any residential site which is more than six (6) feet in height above the highest point (exclusive of chimneys) on the building or structure upon which it is erected. No rotary beams or other similar devices shall be constructed on any residential lot.

5. APPROVAL OF PLANS BY BUILDING COMMITTEE: All buildings and structures, including concrete walls and rockeries, fences and swimming pools, to be constructed in WOODRIDGE PARK SOUTH shall be approved by the Building Committee. Complete plans and specifications of all proposed buildings, structures, and exterior alterations, together with detailed plans showing the proposed location of the same in the particular building site, shall be submitted to the Building Committee before construction or alteration is started, and such construction or alteration shall not be started until written approval thereof is given by the Building Committee.

All plans and specifications for approval by the Building Committee must be submitted, in duplicate, at least ten (10) days prior to the proposed construction starting date.

Said plans or specifications shall be prepared by an architect or a competent house-designer approved by the Building Committee. All buildings or structures shall be erected or constructed by a contractor or house builder approved by the Building Committee.

In addition, each submitted plan must have a plot plan attached showing the following information:

1. Lot dimensions
2. House placement on lot
3. Elevation of basement and main floors with relation to point on curb

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As to all improvements, constructions and alterations in WOODRIDGE PARK SOUTH, the Building Committee shall have the right to refuse to approve any design, plan or color for such improvements, construction or alterations which is not suitable or desirable, in the Building Committee's opinion, for any reason, aesthetic or otherwise, and in so passing upon such design, the Building Committee shall have the right to take into consideration the suitability of the proposed building or other structure, or alterations herein as planned on the outlook of the adjacent or neighboring property, and the effect or impairment that said structures will have on the view surrounding building sites, and any other factors, which in the Building Committee's opinion, shall affect the desirability or suitability of such proposed structure, improvements or alterations.

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6. THE BUILDING COMMITTEE: The Building Committee shall be initially Jack L. McIntosh, and/or any additional person or persons appointed from time to time by Jack L. McIntosh. In the event of the death, disability, resignation, or inactivity in committee work of any committee member, the remaining member(s), its successors or assigns, in the event there are no remaining members, shall be authorized to appoint successor members of the committee. After January 1, 1985, all privileges, powers, rights and authority shall be vested in a committee of no less than three (3) and no more than five (5) individuals to be selected by the majority owners in the WOODRIDGE PARK SOUTH Plat.

7. PROSECUTION OF CONSTRUCTION WORK: Any dwelling or structure erected or placed on any residential lot in this subdivision shall be completed as to appearance, including finished painting, within eight (8) months after date of commencement of construction and shall be connected to an acceptable sewage disposal facility.

All front yard landscaping must be completed within one hundred twenty (120) days from the date of sale of the building or structure constructed thereon. In the event of undue hardship due to weather conditions, this provision may be waived upon written approval of the Building Committee.

8. EASEMENTS: Easements for installations and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Any and all drainage collected or sufficiently concentrated to create erosion problems in the opinion of the Building Committee shall be piped at the Purchaser's expense to the nearest underground public storm sewer line or street gutter.

9. NOXIOUS USE OF PROPERTY: No noxious, illegal or offensive use of property shall be carried on upon any lot, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood. No grantee or grantees, under any conveyance, shall at any time conduct, or permit to be conducted, on any residential lot, any trade or business of any description, either commercial or religious, including day schools nurseries, or church schools, nor shall said premises be used for any other purpose whatsoever except for the purpose of a private dwelling or residence.

No trash, garbage, ashes, or other refuse, junk vehicles, underbrush, or other unsightly growths or objects, shall be thrown, dumped or allowed to accumulate on any lot. In the event any such condition shall exist upon any lot, any person or persons owning any real property situated in WOODRIDGE PARK SOUTH may use the legal powers as set forth in paragraph (1) of General Provisions.

No trailer, basement, tent, shack, garage, barn or other outbuilding or temporary structure erected or situated in WOODRIDGE PARK SOUTH shall, at any time, be used as a residence, temporarily or permanently, nor shall any permanent building or structure be used as a residence until it is completed as to external appearance, including finished painting, however it is recognized that lot 2 has a studio in the daylight basement under the garage that may be used as a guest or servants quarters and shall not be considered a violation to this covenant. The permission hereby granted to erect a permanent garage or other building prior to construction of the main dwelling house shall not be construed to permit the construction, erection or maintenance of

any building of any nature whatsoever at any time, without the approval required by the Building Committee. The parkways in front of lots shall not be used for the overnight parking of any vehicle other than private family automobiles. No boat, boat trailer, camper, automobile, truck or other vehicle or any part thereof shall be stored or permitted to remain on any residential lot unless the same is: (1) Screened from the street by a six foot high sight obscuring fence or (2) Stored or placed in a garage or other full enclosed space.

10. FENCES AND HEDGES: All fences must be constructed of wood or wood type material and blend with the architectural style of the houses occupying the lots said fences are to be erected on. All boundary walls must be approved by the WOODRIDGE PARK SOUTH BUILDING COMMITTEE.

11. PROTECTION OF VIEW: Owners of lots 4, 5, 6 & 7 shall not allow any tree, bush or shrub to grow beyond the height of 30 feet as measured from the lowest point on the subject lot front curb.

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Owners of lot(s) 1, 2 or 3 shall forever have the right to enter upon lot(s) 4, 5, 6 or 7 at any reasonable daylight hour after giving written notice at least 10 days in advance, and top any tree, bush or shrub that exceeds the above height limitation, provided however that the owners of lot 1, 2 or 3 assume all responsibility for removal of any debris and any damage caused to any other tree, plant or structure by reason of said topping.

12. ANIMALS: No animals, livestock or poultry of any kind, shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes, and further provided they do not become a public nuisance.

13. MAIL BOXES: All mail boxes must be of a standard accepted by the U.S. Postal Authorities, and must be located in those areas so designated by the U.S. Postal Department. The adjoining lot owners shall be responsible for the maintenance and replacement of mail box structures.

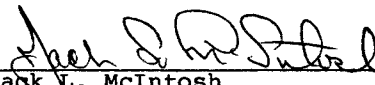
14. GARBAGE CANS AND REFUSE DISPOSAL: Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment shall be kept in a clean and sanitary condition. All containers must be buried or screened so as not to be visible from any street or adjacent properties or residences.

15. SIGNS: No sign of any kind shall be displayed with the exception of a real estate for sale or for rent sign, the maximum size of which shall meet the Bellevue City Code.

16. CLOTHES LINES: No exterior clothes lines are allowed in side or front yard areas.

17. LITIGATION, SUCCESSORS OR GRANTOR: In the event of litigation arising out of enforcement of these restrictive covenants of WOODRIDGE PARK SOUTH, the grantee or grantees so involved, shall be liable for the payment of all attorney fees, court costs and/or other expenses or loss incurred by Jack L. McIntosh, in enforcing these restrictive covenants of WOODRIDGE PARK SOUTH.

IN WITNESS WHEREOF the undersigned has affixed his signature.



Jack L. McIntosh

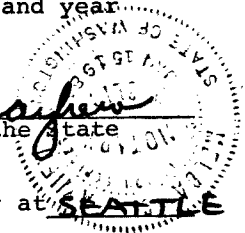
STATE OF WASHINGTON)
COUNTY OF KING) ss.
)

On this 17 day of MARCH, A.D., 1980, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Jack L. McIntosh to me known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

8003170680

Yvonne C. Inghen
Notary Public in and for the State
of WASH. residing at SEATTLE



WOODRIDGE PARK SOUTH

114-1

SEC. 4, T. 24 N., R. 5 E., W.M.

CITY OF BELLEVUE, WA.

LEGAL DESCRIPTION

That portion of the West 309.99 feet of the Southeast quarter of the Southeast quarter of Section 4, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

BEGINNING at the northwest corner of Lot 72, Woodview No. 2 as recorded in Volume 60 of Plats, pages 96 and 97, records of said county; thence N0°38'38"E along the easterly margin of 128th Ave. S.E. a distance of 225.84 feet to the beginning of a curve to the left having a radius of 468.63 feet; thence northerly along the arc of said curve through a central angle of 13°37'24" an arc distance of 111.43 feet to the southwest corner of Lot 1, Woodridge Park Estates as recorded in Volume 102 of Plats, pages 5 thru 7, records of said county; thence S88°40'50"E along the south line of said plat 293.20 feet to the westerly line of 129th Avenue S.E.; thence S0°30'38"W along said westerly line 334.82 feet to the north line of said plat of Woodview No. 2; thence N88°56'06"W along said north line 280.00 feet to the POINT OF BEGINNING.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT COMPANY, THE CITY OF BELLEVUE, WASHINGTON NATURAL GAS CO., and PACIFIC NORTHWEST BELL, and their successors and assigns, under and upon the exterior 7 feet, parallel with and adjoining the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear lot lines for purposes of utilities and drainage.

No lines or wires for the transmission of electric current or for telephone use, CATV, fire, or police signals, or for other purposes, shall be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also, the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown thereon. IN WITNESS WHEREOF we have set our hands and seals.

TRACT "A" shall hereby be dedicated to the CITY OF BELLEVUE for right of way purposes.

Jack L. McIntosh
 Jack L. McIntosh
 Washington Federal Savings & Loan Association

APPROVALS

Examined and approved this 29th day of January, 1980

DEPARTMENT OF PUBLIC WORKS
[Signature]
 Engineer, City of Bellevue

Examined and approved by the Bellevue City Council this 27 day of January, 1980

CITY COUNCIL
 Mayor: [Signature]
 Clerk: [Signature]

Examined and approved this _____ day of _____, 1980

DEPARTMENT OF ASSESSMENTS
 King County Assessor: _____
 Deputy, King County Assessor: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON) ss
 COUNTY OF KING)

This is to certify that on this 6th day of September, 1979, before me, the undersigned, a Notary Public, personally appeared Jack L. McIntosh to me known to be the individual who executed the within dedication and acknowledged to me that he/she signed and sealed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

Melba C. Mayhew
 Notary Public in and for the State of Washington residing at Seattle

STATE OF WASHINGTON
 COUNTY OF KING

This is to certify that on the 6th day of September, 1977, before me, the undersigned, a Notary Public, personally appeared Edna T. ... and St. ... the ... and ... respectively, of Washington Federal Savings and Loan Association a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

[Signature]
 Notary Public in and for the State of Washington
 residing at Seattle

COMPTROLLER'S CERTIFICATE

I certify that there are no delinquent special assessments and all special assessments on the property herein contained dedicated as streets or for other public use are paid in full.
 This 27th day of January, 1980

[Signature]
 Treasurer, City of Bellevue

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessment certified to this office for collection on any of the property herein contained, dedicated as streets, alleys or for other public use, are paid in full.
 This 30th day of JANUARY, 1980

OFFICE OF THE COMPTROLLER
William ...
 King County Comptroller
[Signature]
 Deputy Comptroller

LAND SURVEYORS CERTIFICATE

I hereby certify that this plat of WOODRIDGE PARK SOUTH is based upon an actual survey and subdivision of Section 4, Township 24 North, Range 5 East of W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

Glen E. Muggy
 Glen E. Muggy, Professional Land Surveyor
 Certificate No. 12336



RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

RECORDING CERTIFICATE 8001300681

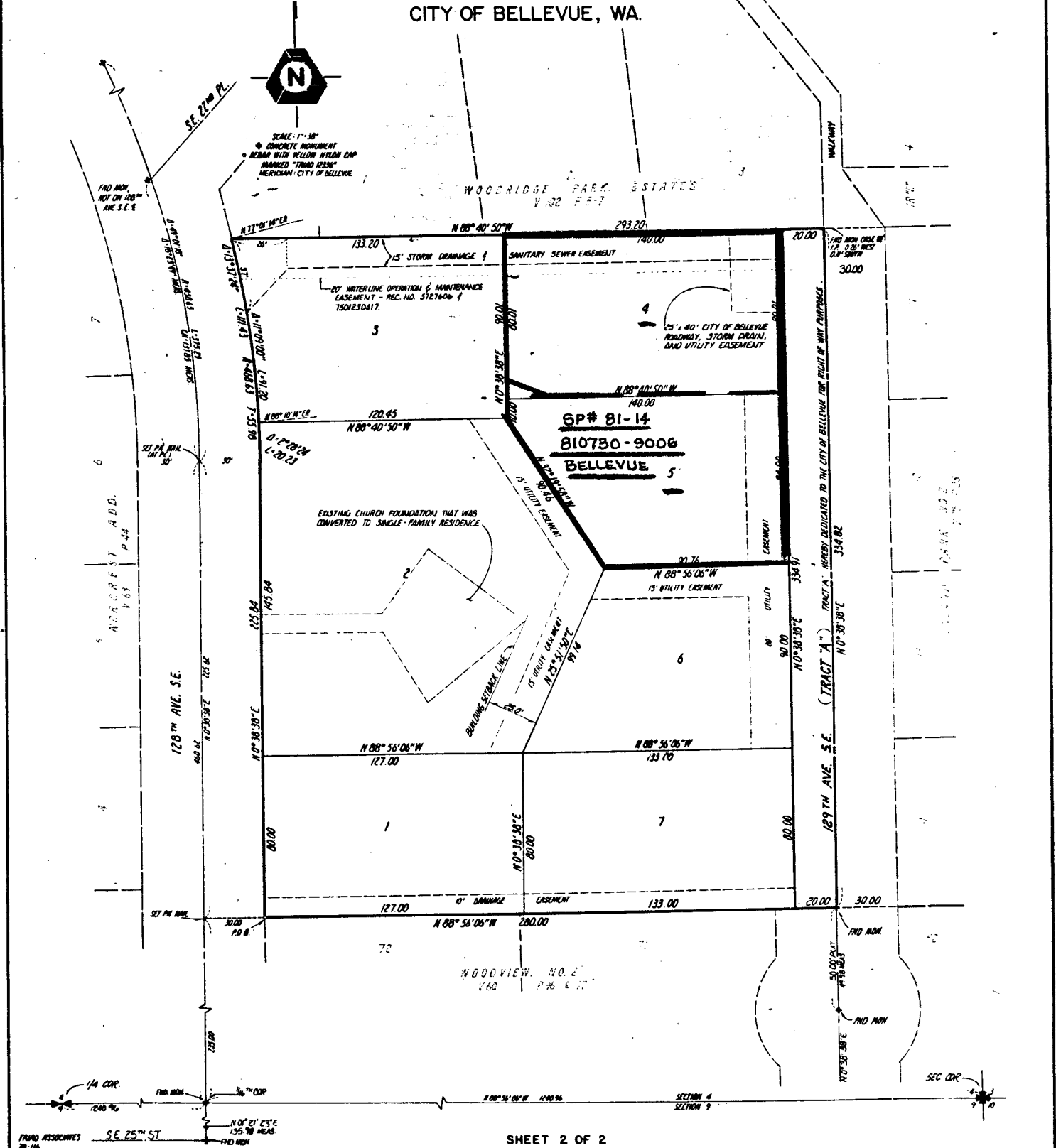
Filed for Record at the request of the City of Bellevue this 30th day of Jan, 1980, at 07 minutes past 3 p.m. and recorded in Volume 114 of Plats, page 01-02, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS
CLINT G. ELSOM
 Manager
JAMES S. WEEKS
 Superintendent of Records
 04 [Signature]

WOODRIDGE PARK SOUTH

114-2

SEC. 4, T. 24 N., R. 5 E., W.M.
CITY OF BELLEVUE, WA.



WOODMOOR DIV. 1

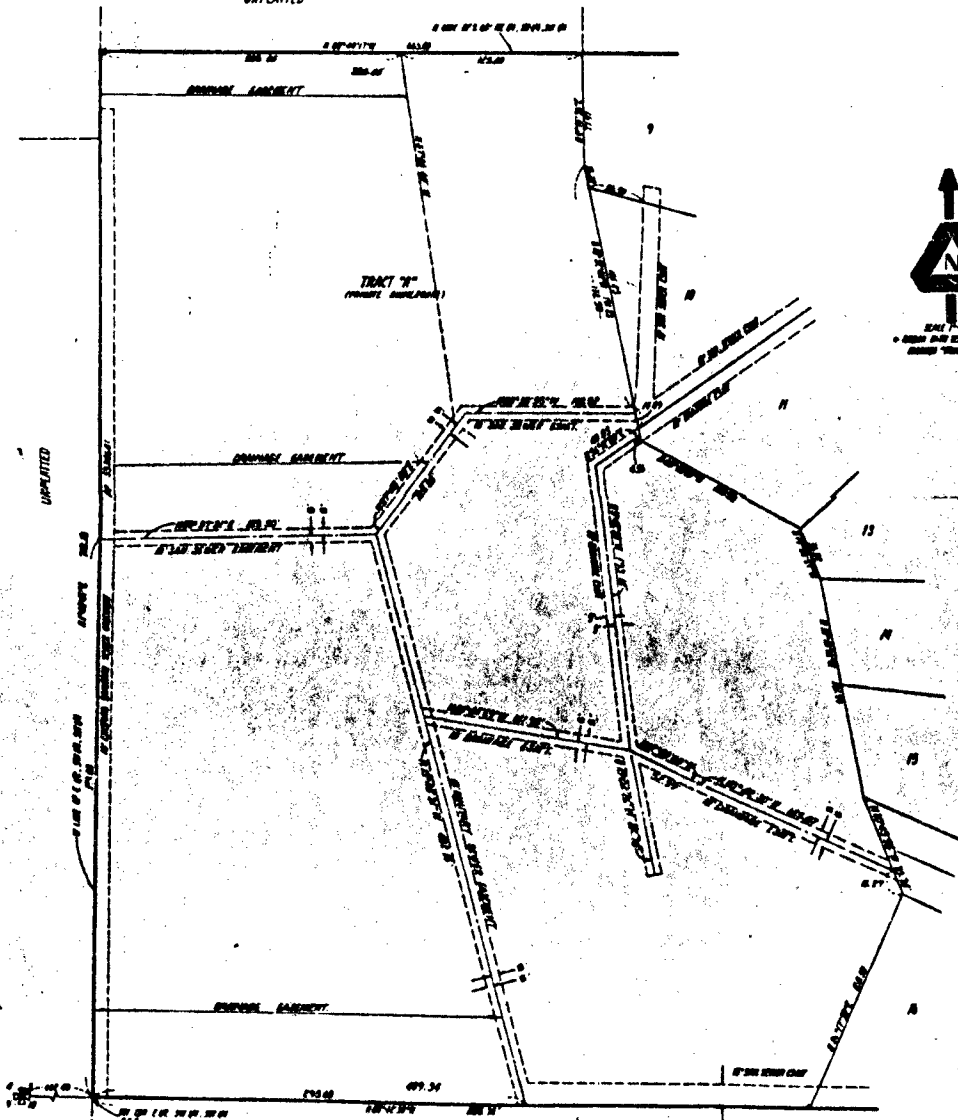
SECTION 3, TWP. 24 N., R. 5 E., W.M.

CITY OF BELLEVUE
KING COUNTY, WASHINGTON

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113/98-100

UNPLATTED



MERCER SLOUGH GARDEN TRACED
12.5 PER 91

7.00

Woodridge Park South 114 x 1

RECORDED THIS DAY

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DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, LIMITATIONS, CONDITIONS AND AGREEMENTS WITH RESPECT TO THE PLAT OF WOODRIDGE PARK SOUTH, LOCATION, SECTION 4, TOWNSHIP 24 NORTH, RANGE 5 EWM.

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7. PROSECUTION OF CONSTRUCTION WORK: Any dwelling or structure erected or placed on any residential lot in this subdivision shall be completed as to appearance, including finished painting, within eight (8) months after date of commencement of construction and shall be connected to an acceptable sewage disposal facility.

All front yard landscaping must be completed within one hundred twenty (120) days from the date of sale of the building or structure constructed thereon. In the event of undue hardship due to weather conditions, this provision may be waived upon written approval of the Building Committee.

8. EASEMENTS: Easements for installations and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Any and all drainage collected or sufficiently concentrated to create erosion problems in the opinion of the Building Committee shall be piped at the Purchaser's expense to the nearest underground public storm sewer line or street gutter.

9. NOXIOUS USE OF PROPERTY: No noxious, illegal or offensive use of property shall be carried on upon any lot, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood. No grantee or grantees, under any conveyance, shall at any time conduct, or permit to be conducted, on any residential lot, any trade or business of any description, either commercial or religious, including day schools nurseries, or church schools, nor shall said premises be used for any other purpose whatsoever except for the purpose of a private dwelling or residence.

No trash, garbage, ashes, or other refuse, junk vehicles, underbrush, or other unsightly growths or objects, shall be thrown, dumped or allowed to accumulate on any lot. In the event any such condition shall exist upon any lot, any person or persons owning any real property situated in WOODRIDGE PARK SOUTH may use the legal powers as set forth in paragraph (1) of General Provisions.

No trailer, basement, tent, shack, garage, barn or other outbuilding or temporary structure erected or situated in WOODRIDGE PARK SOUTH shall, at any time, be used as a residence, temporarily or permanently, nor shall any permanent building or structure be used as a residence until it is completed as to external appearance, including finished painting, however it is recognized that lot 2 has a studio in the daylight basement under the garage that may be used as a guest or servants quarters and shall not be considered a violation to this covenant. The permission hereby granted to erect a permanent garage or other building prior to construction of the main dwelling house shall not be construed to permit the construction, erection or maintenance of

any building of any nature whatsoever at any time, without the approval required by the Building Committee. The parkways in front of lots shall not be used for the overnight parking of any vehicle other than private family automobiles. No boat, boat trailer, camper, automobile, truck or other vehicle or any part thereof shall be stored or permitted to remain on any residential lot unless the same is: (1) Screened from the street by a six foot high sight obscuring fence or (2) Stored or placed in a garage or other full enclosed space.

10. FENCES AND HEDGES: All fences must be constructed of wood or wood type material and blend with the architectural style of the houses occupying the lots said fences are to be erected on. All boundary walls must be approved by the WOODRIDGE PARK SOUTH BUILDING COMMITTEE.

11. PROTECTION OF VIEW: Owners of lots 4, 5, 6 & 7 shall not allow any tree, bush or shrub to grow beyond the height of 30 feet as measured from the lowest point on the subject lot front curb.

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Owners of lot(s) 1, 2 or 3 shall forever have the right to enter upon lot(s) 4, 5, 6 or 7 at any reasonable daylight hour after giving written notice at least 10 days in advance, and top any tree, bush or shrub that exceeds the above height limitation, provided however that the owners of lot 1, 2 or 3 assume all responsibility for removal of any debris and any damage caused to any other tree, plant or structure by reason of said topping.

12. ANIMALS: No animals, livestock or poultry of any kind, shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes, and further provided they do not become a public nuisance.

13. MAIL BOXES: All mail boxes must be of a standard accepted by the U.S. Postal Authorities, and must be located in those areas so designated by the U.S. Postal Department. The adjoining lot owners shall be responsible for the maintenance and replacement of mail box structures.

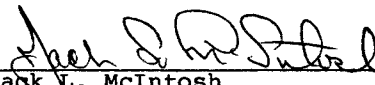
14. GARBAGE CANS AND REFUSE DISPOSAL: Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment shall be kept in a clean and sanitary condition. All containers must be buried or screened so as not to be visible from any street or adjacent properties or residences.

15. SIGNS: No sign of any kind shall be displayed with the exception of a real estate for sale or for rent sign, the maximum size of which shall meet the Bellevue City Code.

16. CLOTHES LINES: No exterior clothes lines are allowed in side or front yard areas.

17. LITIGATION, SUCCESSORS OR GRANTOR: In the event of litigation arising out of enforcement of these restrictive covenants of WOODRIDGE PARK SOUTH, the grantee or grantees so involved, shall be liable for the payment of all attorney fees, court costs and/or other expenses or loss incurred by Jack L. McIntosh, in enforcing these restrictive covenants of WOODRIDGE PARK SOUTH.

IN WITNESS WHEREOF the undersigned has affixed his signature.



Jack L. McIntosh

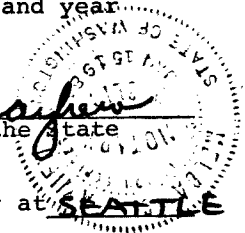
STATE OF WASHINGTON)
COUNTY OF KING) ss.
)

On this 17 day of MARCH, A.D., 1980, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Jack L. McIntosh to me known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

8003170680

Yvonne C. Inghen
Notary Public in and for the State
of WASH. residing at SEATTLE



WOODRIDGE PARK SOUTH

114-1

SEC. 4, T. 24 N., R. 5 E., W.M.

CITY OF BELLEVUE, WA.

LEGAL DESCRIPTION

That portion of the West 309.99 feet of the Southeast quarter of the Southeast quarter of Section 4, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

BEGINNING at the northwest corner of Lot 72, Woodview No. 2 as recorded in Volume 60 of Plats, pages 96 and 97, records of said county; thence N0°38'38"E along the easterly margin of 128th Ave. S.E. a distance of 225.84 feet to the beginning of a curve to the left having a radius of 468.63 feet; thence northerly along the arc of said curve through a central angle of 13°37'24" an arc distance of 111.43 feet to the southwest corner of Lot 1, Woodridge Park Estates as recorded in Volume 102 of Plats, pages 5 thru 7, records of said county; thence S88°40'50"E along the south line of said plat 293.20 feet to the westerly line of 129th Avenue S.E.; thence S0°30'38"W along said westerly line 334.82 feet to the north line of said plat of Woodview No. 2; thence N88°56'06"W along said north line 280.00 feet to the POINT OF BEGINNING.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to PUGET SOUND POWER & LIGHT COMPANY, THE CITY OF BELLEVUE, WASHINGTON NATURAL GAS CO., and PACIFIC NORTHWEST BELL, and their successors and assigns, under and upon the exterior 7 feet, parallel with and adjoining the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines and 5 feet in width, parallel with and adjacent to all rear lot lines for purposes of utilities and drainage.

No lines or wires for the transmission of electric current or for telephone use, CATV, fire, or police signals, or for other purposes, shall be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also, the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown thereon. IN WITNESS WHEREOF we have set our hands and seals.

Jack L. McIntosh
 Jack L. McIntosh

Washington Federal Savings & Loan Association

ACKNOWLEDGMENTS

STATE OF WASHINGTON) ss
 COUNTY OF KING)

This is to certify that on this 6TH day of September, 1979, before me, the undersigned, a Notary Public, personally appeared Jack L. McIntosh to me known to be the individual who executed the within dedication and acknowledged to me that he/she signed and sealed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

Melba C. Mayhew
 Notary Public in and for the State of Washington residing at Seattle

STATE OF WASHINGTON
 COUNTY OF KING

This is to certify that on the 6th day of September, 1977, before me, the undersigned, a Notary Public, personally appeared Edna T. ... and St. ... the ... and ... respectively, of Washington Federal Savings and Loan Association a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
 residing at Seattle

LAND SURVEYORS CERTIFICATE

I hereby certify that this plat of WOODRIDGE PARK SOUTH is based upon an actual survey and subdivision of Section 4, Township 24 North, Range 5 East of W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

Glen E. Muggy
 Glen E. Muggy, Professional Land Surveyor
 Certificate No. 12336



RESTRICTIONS

No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.

APPROVALS

Examined and approved this 29th day of January, 1980

DEPARTMENT OF PUBLIC WORKS
Engineer, City of Bellevue

Examined and approved by the Bellevue City Council this 27 day of ..., 1980

CITY COUNCIL
 Mayor
 Altest: Clerk

Examined and approved this ... day of ..., 1980

DEPARTMENT OF ASSESSMENTS
 King County Assessor
 Deputy, King County Assessor

COMPTROLLER'S CERTIFICATE

I certify that there are no delinquent special assessments and all special assessments on the property herein contained dedicated as streets or for other public use are paid in full.

This 27th day of January, 1980
Treasurer, City of Bellevue

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessment certified to this office for collection on any of the property herein contained, dedicated as streets, alleys or for other public use, are paid in full.

This 30th day of JANUARY, 1980
 OFFICE OF THE COMPTROLLER
William ...
 King County Comptroller
 Deputy Comptroller

RECORDING CERTIFICATE 8001300681

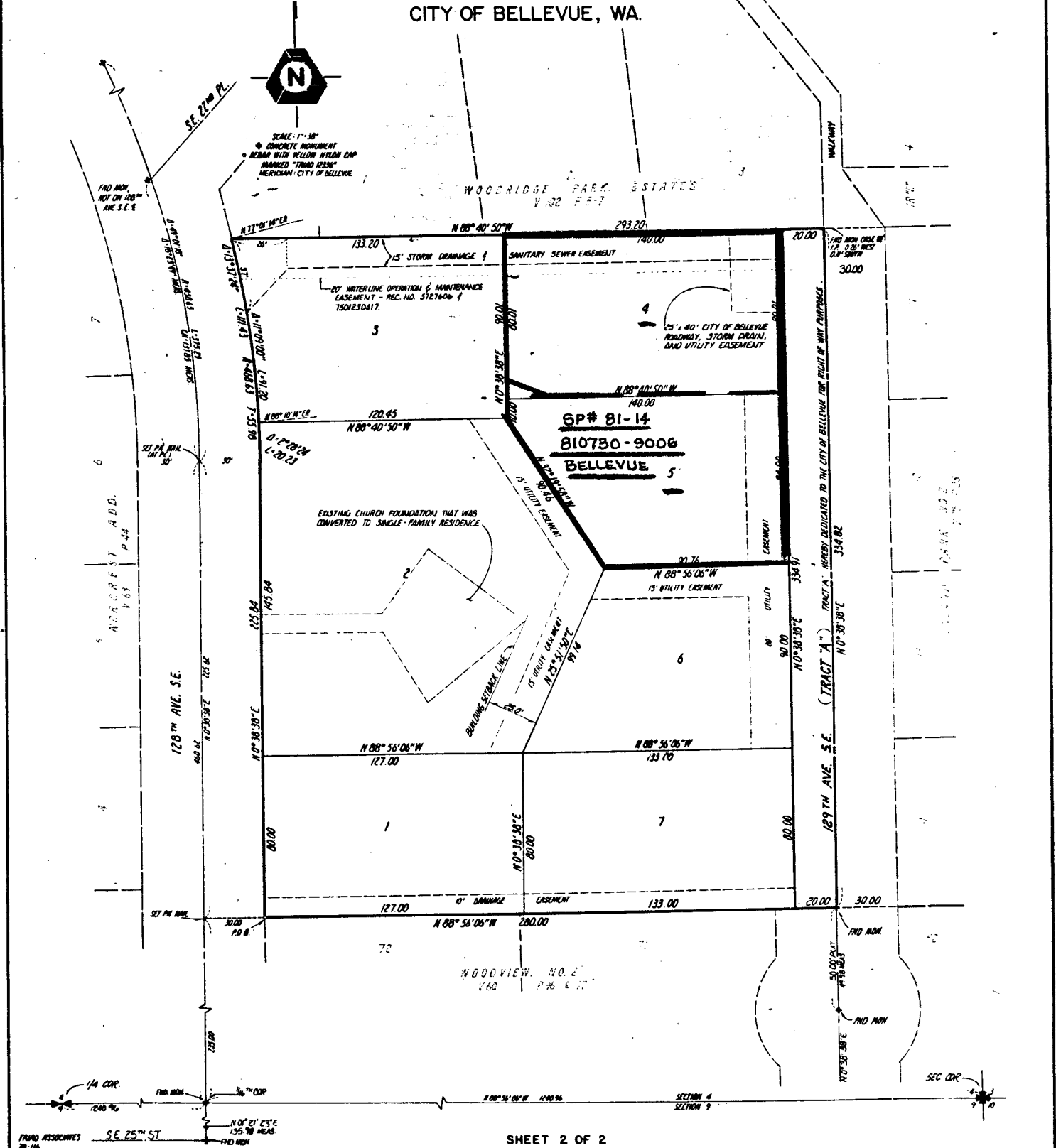
Filed for Record at the request of the City of Bellevue this 30th day of Jan, 1980, at 07 minutes past 3 P.M. and recorded in Volume 114 of Plats, page 01-02, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS
CLINT G. ELSOM
 Manager
JAMES S. WEEKS
 Superintendent of Records

WOODRIDGE PARK SOUTH

114-2

SEC. 4, T. 24 N., R. 5 E., W.M.
 CITY OF BELLEVUE, WA.



WOODMOOR DIV. 1

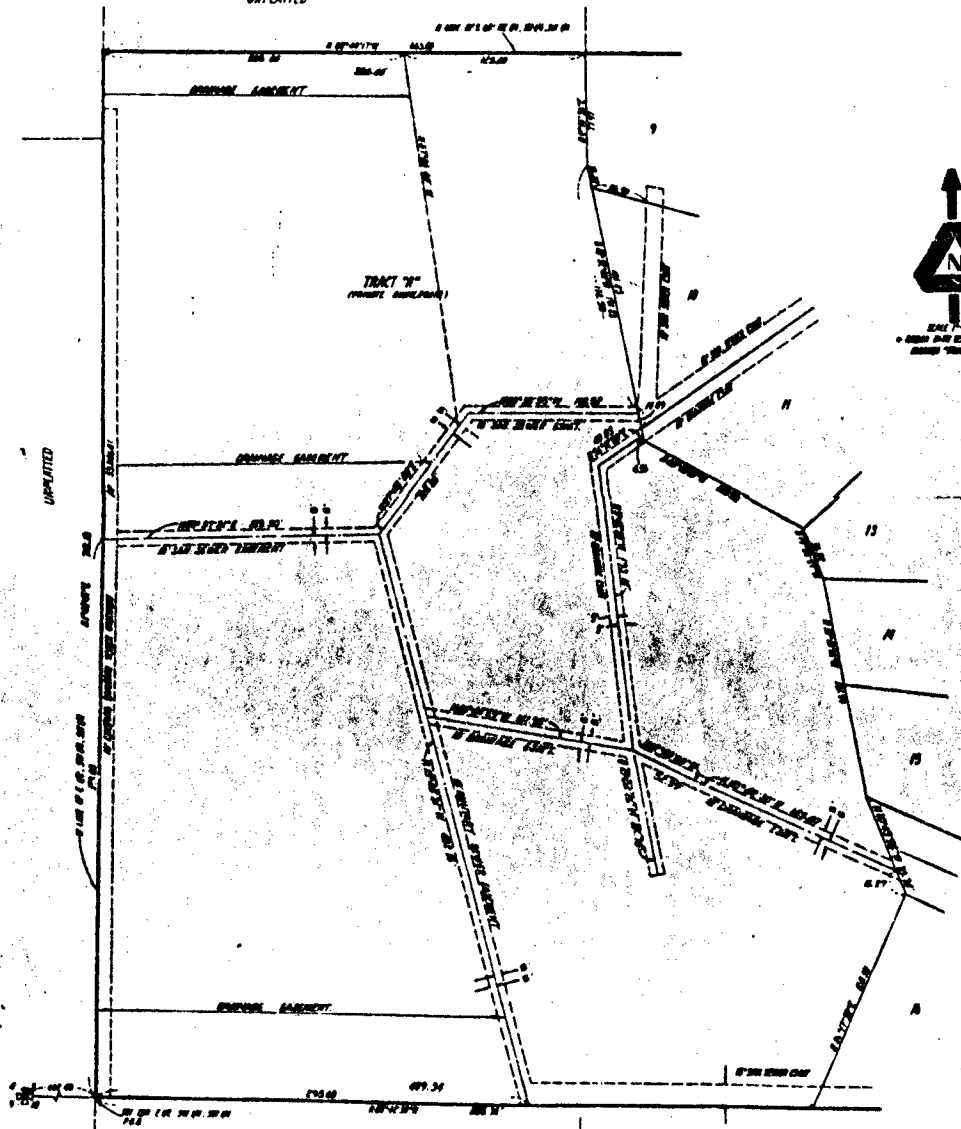
SECTION 3, TWP. 24 N., R. 5 E., W.M.

CITY OF BELLEVUE
KING COUNTY, WASHINGTON

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113/98-100

UNPLATTED



MERCER SLOUGH GARDEN TRAILS
12.5 PER 91