

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS That LARRABEE REAL ESTATE COMPANY, a corporation, the owner of all of the following described real property, situated in Whatcom County, Washington, to-wit:

Lots 1, 2, 3, 4 and 5, Block 6, and Lots 7 and 8, Block 3, and Lots 61, 62 and 63, Block 1, Chuckanut Addition to the City of Bellingham, Division No. 2.

does hereby declare that the following restrictions shall apply to all of the above described property and shall apply to said property as though the said restrictions were placed in each and every deed or other instrument effecting the title to said property, or any part, thereof.

1. That all lots in the tract shall be used only for suburban, residential or agricultural purposes as the private home of purchaser and that there shall be at no time erected or placed on said premises more than one dwelling house except with the written consent of the vendor or assigns and except that there may be placed not more than two dwelling houses on Lots 1 and 2, Block 6, & Lot 8, Block 3.

2. No noxious or offensive trade or activity 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.

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

4. No building shall be erected or placed on any lot until the design, plans, specifications and location thereof have been approved in writing by the vendor or assigns.

5. Any dwelling placed or erected upon any lot shall be