

Narrowmoor Fourth Addition

Restrictions for Narrowmoor Fourth Addition, contained in the Plat recorded March 18, 1955 under Auditor's Fee No. 1714237, records of the Pierce County, Washington, as follows:

A – No structure shall be erected, altered, placed, or permitted to remain on any residential building plat other than one detached single-family dwelling not to exceed one story in height, exclusive of basement story, and a private garage. Nor shall any billboards or other commercial advertising signs or displays be permitted within said subdivision.

Exception to the above is made to Lots 3, 4, 5, 6, and 7 of Block 1 which may be used for semi-detached structures not inconsistent or contrary to zoning ordinance provisions applicable to the area.

B – No building shall be located nearer to the street or road lot line than 30 feet nor nearer than 7½ feet to any side lot line, provided, however, wherever necessitated by grade conditions at the site, a detached private garage may be located within 10 feet of the street line. A garage so located shall be of masonry or stucco exterior construction.

Note: Exception may be made to the setback line requirements where special grade conditions so require. Changes as to setback line requirements may be made provided written permission therefor is previously obtained and filed of record in the County Auditor's Office.

C – No dwelling, costing less than \$6,000.00 shall be permitted on any lot in the subdivision. The minimum cost as herein referred to is to be taken as the sum which would build the same size, type, and character of the building in the judgment of a Certified Appraiser for said minimum cost on January 1, 1940. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1300 square feet. Any dwelling or structure or alteration placed or erected on any lot in this subdivision shall be completed as to external appearance, including finished painting, within 8 months from the date of commencement of construction, and unless public sewers are available, shall be connected to septic tank and field tile disposal system installed therewith, in accordance with the regulations of the Department of Public Health and local authority.

D – No trailer, tent, shack, barn, or other outbuilding shall be erected, permitted, or maintained in the subdivision, nor used as a resident temporarily or permanently.

E - No swine, goats, cattle or horses, poultry, rabbits, or any species of livestock shall be kept or maintained on any lot for commercial purpose or otherwise. This is not intended to include household pets, not calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivision. Except that poultry may be kept for private use.

F – [Stricken]

G - 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.