

JEFFERSON BEACH ESTATES INCORPORATED

Covenants, Conditions & Restrictions

Recording Number 731658 08/01/1960 Book 9 Page 54

"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, avenues, and sewer easements, or what ever public property there is shown on this plat and the use thereof for any and 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, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the street, avenues, places, etc., shown hereon; also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. All lots, tracts, or parcels of land embraced in this plat are subject to and shall be sold under the following restrictions: No permanent structure or building shall be constructed on any lot, tract, or parcel of this plat or adjoining property as designated which does not conform to Kitsap County Zoning Regulations. No lot, tract, or portion of a lot or tract of 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 5,000 square feet nor less than 50 feet in width at its narrowest part and no corner lot shall be less than 6,000 square feet nor less than 60 feet in width at its narrowest part or any ownership left without bordering on a street, or leaving a property line closer than 5 feet to a building. All dwellings shall have the exterior finished within one (1) year after beginning construction."

Recording Number 922986 01/29/1968 Book 13 Page 18

"Know all men by these presents that Sierra-Pacific Co., a Washington State Corporation and Joseph P. Olhava and Arlee Olhava, his wife the undersigned owner in fee simple of land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places, and sewer easements or whatever public property there is shown on the plat and the use thereof any and all public purpose not inconsistent with the use thereof for public highway purpose, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown also the right to drain all streets over and across any lot or lots where water might take a natural course after the street are graded. Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformity with Kitsap County Zoning Regulations. Tract 14A & Tr 14, Blocks 1 & 2, shall be reserved for utilities, private recreational and park use for all lots in Div. 1, 2 and 3 of Jefferson Beach Estates and shall be retained and maintained by Jefferson Beach Community, Inc. an association of all lot owners in said divisions of Jefferson Beach."

Recording Number 935651 08/05/1968 Book 13 Page 49

"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, avenues, and sewer easements, or what ever public property there is shown on this plat and the use thereof for any and 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, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the street, avenues, places, etc., shown hereon; also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. All lots, tracts, or parcels of land embraced in this plat are subject to and shall be sold under the following restrictions: No permanent structure or building shall be constructed on any lot, tract, or parcel of this plat or adjoining property as designated which does not conform to Kitsap County Zoning Regulations. No lot, tract, or portion of a lot or tract of 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 5,000 square feet nor less than 50 feet in width at its narrowest part and no corner lot shall be less than 6,000 square feet nor less than 60 feet in width at its narrowest part or any ownership left without bordering on a street, or leaving a property line closer than 5 feet to a building. All dwellings shall have the exterior finished within one (1) year after beginning construction."