

## TRAILS END

### DEDICATION

"Know all men by these presents that the undersigned corporations organized and existing under the laws of the State of Washington, hereby declare this plat and dedicate to the use of the public forever all roads and future roads shown hereon, including those certain roads 40 feet in width within Trails End Division No. 1 as herein corrected, with the right to make all necessary slopes for cuts and fills upon the lots and blocks of land shown on this plat in the reasonable original grading of all roads shown hereon. The County or its successors shall have the right to drain all roads over and across any lot or lots where water might take a natural course after roads are graded and no land drainage shall be blocked from draining along its natural course and the undersigned shall have the right to construct and maintain adequate drainage facilities for the benefit of all lots in this plat. There shall be an easement across the lots herein for existing water lines for the benefit of the users thereof and also an easement across the lots herein for all utilities as the same may ultimately be established.

### DECLARATION

The plat of Trails End Division No. 2 is a plat of 299 lots and Tract A. The plat of Trails End Division No. 1 as herein corrected is a plat of 69 lots. The side boundaries of the upland portion of the waterfront lots extend to the lines of ordinary high water of Trails End Lake regardless of the length shown on the plat. Each waterfront lot includes that part of the shorelands and bed of Trails End Lake that lies between the sidelines produced, as shown on plat, for a distance of 50.00' from the line of ordinary high water; the balance of the bed of the lake is dedicated to the use of the public, subject to the restrictions of this plat, any rights claimed by or adjudicated to the State of Washington or its assigns, reserving however, the mineral and hydro-carbon rights set forth in the land contract dated June 25, 1958, and recorded in Mason County Auditor's File No. 1747 (Vol. 186 Deeds, page 422). Said contract modified by instrument dated June 25, 1961 and recorded in Vol. 208 Deeds, page 23, under File #18906'

### RESTRICTIONS

The following restrictions shall apply to all lots, tracts and parcels of this plat of Trails End Division No. 2 and Trails End Division No. 1 as Corrected, and to the uses thereof, and shall run to and in favor of all persons or parties having an interest therein, whether legal or equitable and any violators thereof, their heirs, successors or assigns, shall be subject to an action to abate such violators by injunctive process or a suit for damages, or both, brought by any parties having such interest in this plat. Notwithstanding the provisions of paragraph 2 of restrictions on page 3/8 hereof, and with respect to Trails End Div. No. 2 only:

- (A) Lot 20 of Block 5, may but need not be used for the benefit of residents of all lots, whether waterfront of non-waterfront, in this plat and the plat of Trail's End Div. No. 1, and their social guests;
- (B) Lots 5 and 6 of Block 5, and Lots 40 and 41 of Block 2 may but need not be used for the benefit of residents of all or a portion of the following described non-waterfront lands which are in the vicinity of this plat but presently unplatted described as follows:

In Mason County, State of Washington, Township 22 North, Range 2 W.W.M., the S $\frac{1}{4}$  of the S $\frac{1}{4}$  of Section 13; the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 14; all that part of Sections 23 and 24, except any parts of said Sections 23 and 24 lying within Trails End Lake Subdivision and City of Tacoma electrical transmission line right-of-way and the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 26 except any part of said N $\frac{1}{2}$  of the NE $\frac{1}{4}$  lying in the City of Tacoma transmission line right-of-way.

- (C) Lot 57 of Block 5 shall not be used for residential purposes and shall be dedicated to Mason County for the purpose of conducting surface drainage waters collected from any higher elevation within or without this plat across so much of said lot 57 as may be necessary to reach

the shore of Trails End Lake; subject to (i) the right of the owners of lot 50 through 64 of Block 2 and 44 through 56 of Block 5 to use so much of lot 57 as is required for access between each such lot and the waters of Trails End Lake, and (ii) the right of platfords and dedicators herein, or the owners of said lots 50 through 64 and 44 through 56 to excavate all or any portion of the said lot 57 for a waterway to and forming a part of Trails End Lake; And in the case of both exceptions (A) and (B), the following rights are reserved, any of which must be exercised prior to the first sale of each said lot:

- (i) to grant easements and permits for access through and recreational use of each lot to the respective owners of the lands for which the rights are reserved;
- (ii) to convey undivided interest in each said lot to the respective owners of the lands for which the rights are reserved;
- (iii) to convey each lot to a corporation or association representing the respective owners of the lands for which the rights are reserved; or
- (iv) to make such other arrangements with respect to any individual lot as will effect the purpose of exceptions (A) and (B).

- (D) Lots 1 through 4 incl., Block 4 shall be reserved as a water storage site, providing said site is utilized within a period of five (5) years from the date of recording of within plat.

The following restrictions shall apply to all lots, tracts and parcels of Trails End Division No. 2 and Trails End Division No. 1 as Corrected, and to the uses thereof, and shall run to and in favor of all persons or parties having an interest therein, whether legal or equitable, and any violators thereof, their heirs, successors or assigns, shall be subject to an action to abate such violators by injunctive process or a suit for damages, or both, brought by any parties having such interest in this plat:

- (1) All improvements shall be made in accordance with the applicable zoning or use regulations of Mason County, Washington, and as shall from time to time be established.
- (2) All lots in this plat are for residential use only except Tract 'A' and Lot 1, Block 1, Trails End Div. 2 and Lots 5 and 33, Block 2, Trails End Div. 1 as Corrected, which may but need not be used for commercial uses.
- (3) All future dwellings shall have a set back of at least fifty (50) feet from the lake shore line.
- (4) No structure over water shall be constructed by any person or parties unless the consent of the South Kitsap Investment Company or its successors has been obtained in writing. This restriction to apply until the year 1970.
- (5) No improvements shall be constructed, erected or placed on any lot fronting the lake, or portion thereof that rises more than 20' (twenty feet) above the ground where so constructed, erected, or placed.
- (6) Any permanent structure erected, constructed, or placed thereon shall be of standard construction with log, shake, board and batten, or better quality siding and exterior, and shall be completed within eighteen months of the time of commencement of construction, erection or the placing of any unconfirming or uncompleted structure on the lot; all out buildings to conform in architecture with the principal building or structure.
- (7) There shall be no boats with motors allowed on the lake abutting this plat except those used by Mountain Development Company, South Kitsap Investment Company, and their agents, in the sale of lots in this plat abutting this plat or fronting on the lake abutting this plat.

- (8) There shall be no obligation on Mountain Development Company, South Kitsap Investment Company or their agents to furnish water to any portion of this plat or the owners thereof.
- (9) All sanitation and sewerage facilities shall conform with the requirements of Mason County or its representatives, as such requirements shall from time to time be established, and particularly there shall be no drain field or other sewerage depository within one hundred feet (100') of the shoreline of the lake upon which this plat fronts.
- (10) There shall be no more than one dwelling of any sort on any one lot."