

DECLARATION OF PROTECTIVE RESTRICTIONS OF  
THE PLAT OF GAMBLEWOOD, DIV. #2

The following protective covenants, Division #2, shall apply to all of the lots of the Plat of Gamblewood, as recorded under Auditor's File No. 935635, Volume 13 of Plats, Pages 42, 43, and 44, records of Kitsap County, State of Washington.

All buildings shall be constructed on this plat, and shall have their exteriors finished within 1 year, including outside painting, after commencement of construction and shall be completed in conformance with the Kitsap County Building Code and Health Department and zoning regulations.

Construction of a residence on any lot shall require a building permit and sewage disposal permit prior to commencement of work.

No Mobile Homes shall be permitted on Lots 206-353, 364-365, and 371-376, inclusive.

No fence or hedge shall be erected or permitted to remain or allowed to grow to a height exceeding 6 feet.

No noxious, illegal or offensive use of the land, including the discharge of fire arms, shall be performed nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

No hogs, cattle, horses, sheep, goats, similar livestock or poultry shall be permitted or maintained on said property at any time. Household pets such as cats and dogs not exceeding 2 in number (except for litters for a period of 90 days) shall be permitted but must be kept on the premises of the owner. Not more than 1 accessory building on any building site shall be permitted for use in the housing of such pets. Any such building shall be located not less than 30 feet from any place of place of human habitation other than the owners.

No signs of any kind shall be displayed to the public view on any lot except each lot may have one professional sign of not more than 1 square foot and/or one sign of not more than 5 square feet advertising the property for sale or rent.

No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or gas shall be erected, maintained or permitted upon any lot.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

These restrictions shall be binding on all persons and parties claiming title to any lot contained in this plat until January 1, 1975. Thereafter, such restrictions shall continue to be effective until repealed in whole or in part from time to time upon the written and acknowledged concurrence of the owners of 65% of all lots in this plat.

If the parties hereto or any of them, their heirs, or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any real property situated in this plat or having a vendee's interest under a real estate contract to purchase any property situated in the plat prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and to prevent him or them from so doing and to recover damages arising from such violation.

Invalidation of any of these covenants by judgement of any court or competent jurisdiction shall in no wise affect any of the other provisions which shall remain in full force and effect.

*This document was signed on the 5th of August, 1968 by Serene Development Company, Inc. President Clyde A. Wagner and Secretary William O. Webb, and witnessed and notarized by Geraldine Norwood. Filed for record with Kitsap County on August 12, 1968 (stamp of Margaret McPherson, Kitsap Co. Auditor).*

*Retyped for clarity and digital distribution by Thomas Twigg, Gamblewood Board of Directors Communications Officer and acting Vice President and Secretary, on June 8, 2011.*