

AMENDMENT OF RESTRICTIVE MUTUAL EASEMENTS
FOR INNIS ARDEN #1

In order to preserve the views of Puget Sound and the Olympic Mountains from lots in said subdivision, all trees, shrubs, brush and landscaping, whether native or planted, on residential lots in said subdivision shall be kept to a height no higher than the highest point of the roof surface nor higher than the height of the house on each lot, whichever is lower. For this purpose, the height of a house shall be measured from the highest point of the roof surface to the lot grade which shall be the average of the highest and lowest ground elevations at exterior walls of the house. This amendment shall apply only to those trees, shrubs and brush which in any way obstruct the view of the sound and Olympics from a neighboring lot or lots. This provision shall not apply to the business area nor to Lots 25, 26 and 27, Block 1, nor to the east half of Lots 1 through 13, Block 1 (which abut Eight Ave. N.W.) for which view is not a factor and on which trees, shrubs, brush and landscaping will not impair to views of others.

This instrument may be recorded when the owners of 60 lots in Innis Arden #1 have executed counterparts thereof. Upon the execution and recording of counterparts by at least that number of lot owners, the Restrictive Mutual Easements for Innis Arden #1 shall thereupon be amended and shall be binding and effective as to all residential lots in Innis Arden #1. (Recorded April 10, 1981)