

Return Address:

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. _____ 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. _____, _____
2. _____, _____
Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. _____, _____
2. _____, _____
Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

RETURN ADDRESS: _____

**DECLARATION OF COVENANT
(Bedroom Restriction)**

In consideration of approval by King County of Building permit application Job no _____ for the property described below, _____, proper owners hereby covenant and agree as follows:

1. I/we, the grantor(s) herein, is (are) the owner(s) in fee simple of an interest in property within King County, which is legally described as follows: (Legal Description):

Parcel Number _____
On which a residence has been constructed having a designated address of:

2. I/We have requested the issuance by King County of the following permit or approval of the above described property _____ (Job number)
3. I/We recognize that the septic system serving this residence is sized to accommodate the sewage generated from a ___ bedroom home. I/We further recognize that it is the purpose of these grants and covenants to limit the number of bedrooms in this residence (house) to _____.
4. I/We recognize that construction or use of additional rooms as bedrooms beyond said limit may overload the septic system.
5. I/We hereby agree not to construct, maintain, or suffer to be constructed or maintained upon said land a residence having more than ___ bedrooms.
6. This Declaration of Conditions, Covenants and Restrictions is binding upon our heirs, assignees and successors in interest as the owners of the above-described property and is a covenant running with the land.
7. This Declaration of Conditions, Covenants and Restrictions shall not be released without the expressed written approval of the Seattle/King County department of Public Health or its successor.

On This _____ day of _____, 20 _____, before me personally appeared:

To me known to me as the (Individuals) (_____ of the corporation) described herein and who executed the foregoing instrument as their free and voluntary act and deed for the uses and purposes herein mentioned.

Witness my hand and Seal hereto affixed the _____ day of _____, 20 _____.

(Notary Public in and for the State of
Washington, residing at _____)

Filing:
King County Recorder's Office
500 4th Ave, Ste 430
Seattle, WA 98104

Eastgate Environmental Health Services

14350 SE Eastgate Way
Bellevue, WA 98007-6458

206-477-8050 Fax 206-296-0946
TTY Relay: 711

www.kingcounty.gov/health

How To Submit Recording Documents

- 1) Complete and notarize the recording document. If the legal description does not fit in the space provided, include it on a separate piece of paper. Be sure to record the legal description with the affidavit.
- 2) Complete the attached required cover sheet. **Do not make any marks in any of the margins**, or it will not be considered acceptable for recording.
- 3) Record the *Cover Sheet* (if applicable) and recording document at the King County Recorder's Office at:

King County Administration Building
500 Fourth Avenue - 4th Floor, Suite 430
Seattle, WA 98104

Phone: (206) 477-6620

Recorder's office hours are 9:00 AM to 2:00 PM

Or, contact the Recorder's Office to set up an Online eRecording Account.

A few weeks after you have recorded the document, the Recorder's Office will mail back to you the original document with the recording number printed on it. Be sure that the Recorder's Office has received your mailing address.

If you need a recorded copy immediately, submit the original document plus a copy, in person, to the Recorder's office and request that the copy be stamped with the recording number and returned to you right away.

Standard Formatting Requirements for Recording Documents

(Pursuant to RCW 36.18.010 and 65.04.045)

Beginning 1/1/1997, all documents submitted for recording in the State of Washington must conform to standards required for RCW 36.18 and 65.04. A cover sheet is required for documents that do not contain the necessary index fields or margins on the 1st page.

For documents signed after 1996, all pages must have a 1" clear border in order to use a cover sheet.

1) ALL PAGES

- a. Documents submitted for recording must be able to be digitally scanned and reproduce a legible copy, including notary seals (raised notary seals must be smudged prior to recording). **Documents that contain illegible portions will not be accepted for recording.**
- b. Nothing may be affixed to pages (no item can be taped, stapled, etc, - no cut and paste)
- c. Page must be 8 ½" x 14" or less
- d. Font size must be at least 8-point (this is 8-point type)
- e. Paper and ink color must be **capable of being imaged**. Watch for color of highlighting, some colors copy dark, obscuring text. *Dot-matrix printers generally produce unacceptable results.*

2) MARGINS

- a. First page: 3" top margin, 1" side margins, 1" bottom margin (or a 1" margin on all sides with a cover sheet).
- b. The top, left hand side of the page shall contain the name and address to whom the document will be returned.
- c. Subsequent pages of same document must have 1" margin on all sides
- d. *Incidental* writing and notary seals in margins are allowed

3) FIRST PAGE

- a. Title
- b. Reference # for assignments and release
- c. Grantor(s) and Grantee(s)
- d. Legal description (not needed on assignments, releases, etc.)
- e. Tax parcel ID# required if there is a legal description (not needed on assignments, releases, etc.)

- 4) Certified copies of previously recorded or filed documents may be recorded with a completed cover sheet.

5) EXCEPTIONS

- a. The following exceptions for formatting standards can be recorded without a cover sheet:
 - i. IRS Tax Liens and releases
 - ii. UCC terminations in which the original UCC fixture filing was completed prior to January 1, 1997, and the termination statement is on the fixture filing.
 - iii. Documents previously recorded (in any recording office) may have recording information in the margins

- b. The following exceptions for formatting standards can be recorded with a properly completed cover sheet (RCW 65.04.047):
 - i. Documents which are formatted to meet court requirements
 - ii. Certified copies of Death Certificates
 - iii. Documents signed prior to 1997
 - iv. Military discharges
 - v. National UCC Forms
 - vi. Marriage certificates from outside the state of Washington
 - vii. Any document, one of whose original signer is deceased or otherwise incapacitated
 - viii. Documents executed outside of the United States
 - ix. Certified copies of documents