



200109070149

Skagit County Auditor

9/7/2001 Page 1 of 5 3:40:07PM

AFTER RECORDING MAIL TO:

Name SEA VAN INVESTMENTS
Address 4127 EAGLEMONT DRIVE
City / State MOUNT VERNON, WA 98274

Document Title(s): (or transactions contained therein)

1. DECLARATION OF COVENANTS
2. CONDITIONS & RESTRICTIONS
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. SEA-VAN INVESTMENT ASSOCIATION
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. PUBLIC
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

PTN LOT 68 EAGLEMONT PHASE 1A
NOW KNOWN AS EAGLEMONT PHASE 1E

☐ Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

4765-000-001-0000

**First American Title
Insurance Company**m7644*(this space for title company use only)*

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

After Recording Return to:
SEA-VAN INVESTMENTS, ASSOC.
4127 Eaglemont Drive
Mount Vernon, WA 98274

Document Title: Declaration of the Covenants, Conditions and Restriction of
Eaglemont Community, Mt. Vernon, Washington, Phase 1E
Grantor: SEA-VAN INVESTMENT ASSOCIATION
Grantee: Public
Legal: A PTN OF LOT 68, PLAT OF EAGLEMONT, PHASE 1A
Parcel#:

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF EAGLEMONT COMMUNITY, MT. VERNON, WASHINGTON,
PHASE 1E**

This Declaration is made with reference to the following facts and conditions:

A. RECITALS:

1. The undersigned Declarant is the owner in fee simple of the following described real property located in the City of Mt. Vernon, Skagit County, Washington:

That portion of Lot 68, "Plat of Eaglemont, Phase 1A", as recorded in Volume 15 of Plats, Pages 130 through 146, records of Skagit County, Washington, lying westerly of Waugh road, being a portion of the Northwest quarter of Section 27, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Northwest corner of said Section 27, A 4"x4" concrete monument and brass disk found in place;

Thence South 88°10'36" East along the North line thereof a distance of 148.47 feet to the Northwest corner of "Eaglemont, Phase 1C", according to the plat thereof recorded under Skagit County Recording No. 200002010036, records of Skagit county, Washington;

Thence along the West line of said Plat of Eaglemont, Phase 1C, South 01°49'24" West a distance of 30.00 feet;

Thence South 02°54'05" East a distance of 54.00 feet;

Thence South 26°12'47" East a distance of 46.38 feet;

Thence South 24°52'08" East a distance of 34.01 feet;

Thence South 32°49'39" East a distance of 32.76 feet:



200109070149

, Skagit County Auditor

Thence South 45°21'43" East a distance of 38.31 feet;
 Thence South 57°27'30" East a distance of 32.12 feet;
 Thence South 44°00'36" East a distance of 63.06 feet;
 Thence South 28°07'26" East a distance of 47.41 feet;
 Thence South 08°02'40" East a distance of 60.50 feet;
 Thence South 10°02'00" East a distance of 61.68 feet;
 Thence South 12°29'29" East a distance of 63.42 feet;
 Thence South 33°34'56" East a distance of 30.42 feet;
 Thence South 38°10'09" East a distance of 73.00 feet;
 Thence South 16°36'42" East a distance of 39.61 feet;
 Thence South 59°19'21" East a distance of 34.17 feet;
 Thence South 41°31'16" East a distance of 15.02 feet to the Southwest corner
 of said "Plat of Eaglemont, Phase 1C";
 Thence leaving said "Plat of Eaglemont, Phase 1C" South 45°22'13" West a
 distance of 119.50 feet;
 Thence South 63°57'07" West a distance of 58.48 feet to an intersection with
 a radial 230.00-foot radius curve concave to the West;
 Thence southerly along said curve an arc distance of 96.68 feet through a
 central angle of 24°05'01" to a point on said curve;
 Thence leaving said curve along a non-radial line South 49°07'13" East a
 distance of 127.84 feet;
 Thence South 10°01'14" West a distance of 175.57 feet;
 Thence South 57°51'49" West a distance of 140.77 feet;
 Thence South 88°56'57" West a distance of 60.00 feet;
 Thence South 88°06'00" West a distance of 87.84 feet;
 Thence North 51°17'56" West a distance of 33.45 feet;
 Thence South 76°14'59" West a distance of 106.25 feet;
 Thence North 89°43'22" West a distance of 30.20 feet to a point on the West
 line of said Northwest quarter of Section 27;
 Thence North 00°17'13" East along said West line a distance of 1194.33 feet
 to the point of beginning.

Situated in the County of Skagit, State of Washington.

(Hereinafter referred to as "Phase 1E")

2. The Declarant desires to provide means to enforce the rights, reservation, easements, liens and charges provided for in the Declaration of Covenants, Conditions and Restrictions of Eaglemont community, Mt. Vernon, Washington, as recorded under Skagit County Auditor's file No. 9401250030, amended by instruments recorded under Skagit County Auditor's File No. 9603180110 and 9512110030, and as supplemented by a document recorded under Skagit County Auditor's file No. 200002010099 (collectively referred to herein as the "Declaration"), which Declaration and amendment will here be incorporated and applied to Phase 1E.



200109070149

, Skagit County Auditor

B. DECLARATION:

The Declarant hereby certifies and declares that the Declaration shall be binding upon the respective owners of each lot or parcel within Phase 1E and the Declarant further declares that all of the property within Phase 1E herein is held and shall be held and conveyed, encumbered, leased, rented, used, occupied, and improved subject to the Declaration. The purpose of these covenants is to enhance and protect the value, desirability and attractiveness of the Phase 1E and every part thereof.

The Declarant therefore hereby incorporates and applies to the Phase 1E, all of the terms and conditions of the Declaration.

The Eaglemont Architectural Control Committee Residential Design Guidelines have been amended by the Architectural Review Committee as follows:

- a. Subsections 15 A through F of the Eaglemont Architectural Control Committee Residential Design Guidelines as subsequently amended by instrument recorded under Skagit county Auditor's file No. 9603180110 are hereby superceded and replaced by the following guideline:

Acceptable roof material shall be approved by the Architectural Control Committee.

- b. Subsection H 9 on the Eaglemont Architectural Control Committee Residential Design Guidelines is hereby amended for Phase 1E only to read as follows:

Fences shall be constructed of wood and shall be no taller than five (5) feet above grade. The style and height of any fence shall be approved by the Architectural Control Committee. Screening, where desired, shall be attained through landscape planning. No chain link fencing will be permitted, with the exception of pet enclosures, in which case chain link fencing must be concealed within the confines of a 3-tier split rail fence no higher than 36". A pet enclosure is permitted only in the rear of a dwelling and must adhere to building setback requirements.

Except for the amendments stated above, the Architectural Control Committee Residential Design Guidelines recorded at the time of the recording of the Declaration shall remain in effect until subsequently amended by the Architectural Control Committee.

There were some amendments to this Declaration that I need to incorporate when I define Declaration.

DATED this 26th day of July, 2001



SEA-VAN INVESTMENTS ASSOCIATION

BY: [Signature]
ED YOUNG, Authorized Representative

State of Washington)
County of Skagit)ss.

On this 7th day of September, 2001, before me personally appeared ED YOUNG, to me known to be the authorized representative of SEA-VAN INVESTMENTS ASSOCIATION that executed the within and foregoing instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]
Notary Public in and for the State of Washington
My Commission Expires 12-07-2004



200109070149

, Skagit County Auditor

9/7/2001 Page 5 of 5 3:40:07PM