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Skagit County Auditor

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Filed for record at the request of:

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**DOCUMENT TITLE:** DECLARATION OF COVENANTS AND ROAD MAINTENANCE  
DECLARATION  
**GRANTOR:** TRONSDAL, HOWARD CURTIS, and TRONSDAL, DEANNE M.  
**GRANTEE:** TRONSDAL, HOWARD CURTIS, and TRONSDAL, DEANNE M.  
**LEGAL DESC.:** Lots 1, 2 and 3, Skagit County Short CaRD Subdivision No. SP99-0034, being a  
ptn of NE ¼ of NE ¼, Sec. 31, TWP 33 N, R 4 E, W.M.  
**TAX PARCEL NO.:** P17552

**DECLARATION OF COVENANTS AND  
ROAD MAINTENANCE DECLARATION**

THIS DECLARATION is made this 13 day of November, 2001, by the undersigned  
owners of the following described real property:

Lots 1, 2, and 3 of Skagit County Short CaRD Subdivision No. SP99-0034, being a  
portion of the Northeast Quarter of the Northeast Quarter of Section 31, Township 33  
North, Range 4 East, W.M., Skagit County, Washington

WITNESSETH:

WHEREAS, the undersigned declarants have ownership of record in the above described lots,  
all of which are served by an existing adjacent private road; and

WHEREAS, it is desirous that the rights and responsibilities of the current and future owners  
of the said properties be established of record;

NOW, THEREFORE, the declarants hereby establish and provide as follows:

**A. ROAD MAINTENANCE DECLARATION:**

That the owners, and all subsequent owners, successors or assigns of each such lot shall bear  
the mutual responsibility of maintenance and repair of said easement road. "Maintenance" as  
used herein shall mean the equal requirement of said lot owners and their successors in  
interest to share labor and costs to maintain the roadway easement in a good and workmanlike  
manner.

The beneficiaries of said roadway shall determine annually, or more frequently as may be necessary, the extent of repairs and maintenance as shall be required and shall determine the extent of said repairs and maintenance to be accomplished. It is understood that the maintenance and repair of said road is for the benefit of all property owners and the real property of any such owner failing to pay his or her proportionate share of such costs shall be subject to a lien for such costs which may be foreclosed in the manner provided for foreclosure of mechanic's liens.

#### **B. DECLARATION OF COVENANTS:**

That the declarants subject property described above, together with any improvements constructed or to be constructed thereon, shall be subject to the provisions of this Declaration and shall be held, sold, transferred, conveyed, used, occupied and mortgaged or otherwise encumbered subject to the following covenants, conditions and restrictions set forth below, which shall be binding upon all persons having right, title and interest in all or any portion of the subject lots now or hereafter, their respective heirs, legal representatives, successors-in-title, and assigns and shall inure to the benefit of each and every owner of all or any portion of the subject lots.

1. Construction Control: No permanent building, structure or fence shall be placed or erected upon any lot which, in its construction, does not conform to the Skagit County Building Code, Skagit County Zoning Code, Uniform Building Code and State of Washington Electrical Code. The work of construction of all buildings and structures shall be prosecuted diligently and continuously so that not more than one (1) year elapses from commencement to completion of exteriors, including painting or other suitable finish. All buildings shall be new construction.
2. Mobile Homes, Modular Homes and Manufactured Homes: No mobile homes, modular homes or manufactured homes shall be allowed or placed on any lot.
3. Building Size Limitation: No dwelling shall be permitted on any lot wherein the total ground floor area of the main structure, exclusive of garage, is less than one thousand five hundred (1,500) square feet.
4. Carports: No carports shall be permitted.
5. Temporary Structures: No temporary structure of any nature shall be placed or used upon said lots, except such a structure may be used as a construction shed during the actual period of construction of any permanent dwelling place thereon.

#### **C. DECLARATIONS RUN WITH THE LAND:**

That the declarations of road maintenance and covenants are intended to be covenants running with the land and binding upon the present and future owners of said Lots 1, 2 and 3, their heirs, successors and assigns and shall be considered perpetual in nature.

#### **D. RESERVATION OF RIGHTS:**



That the declarants herein reserve the right for themselves, their successors and assigns to use the roadway easement for ingress, egress and utilities, so long as the declarants, their successors and assigns retain an ownership interest in any real property adjacent to the said roadway.

Dated: 11-13, 2001.

Howard Curtis Tronsdal  
HOWARD CURTIS TRONSDAL

Deanne M. Tronsdal  
DEANNE M. TRONSDAL

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 10 2001

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON )

) ss.

County of Skagit )

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, HOWARD CURTIS TRONSDAL and DEANNE M. TRONSDAL, to me known to be individuals described in and who executed the foregoing instrument, and acknowledged that they signed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 13<sup>th</sup> day of November, 2001.

Celine Landauer Allen  
NOTARY PUBLIC in and for the State of  
Washington, residing at Skagit County  
My appointment expires 11-25-01

