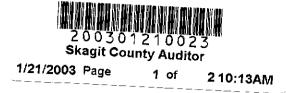
AFTER RECORDING RETURN TO:

City of Burlington Planning Department 901 E. Fairhaven Avenue Burlington WA 98233



COVENANT TO ESTABLISH ACCESSORY DWELLING UNIT IN THE CITY OF BURLINGTON

Ruth Bakke hereinafter referred to as "owner", hereby covenants and agrees to the listed conditions for the establishment of an accessory dwelling unit located in an accessory building at 1011 Burlington Heights Drive in the city limits of the City of Burlington, Washington, for the property herein described and on the terms more fully set forth below.

A. <u>Legal Description</u>. The legal description of the property to which this covenant shall apply is as follows:

Assessor's Parcel Number: P117087

Tinas Coma, Lot 52

- B. <u>Basis for Covenant</u>. The covenant is given as a condition to establishing the accessory dwelling unit in the City of Burlington, as one of the criteria for approval of the accessory dwelling unit.
- C. <u>Parties Bound.</u> This covenant to establish an accessory dwelling unit shall be binding on the owners and all persons subsequently acquiring any right, title or interest in or to said property referred to as the premises, and shall be a covenant running with the land. A violation of this covenant is a violation of the Zoning Ordinance.
- D. <u>Criteria for performance</u>. The owner, his heirs, successors or assigns, agree and covenant to comply with the conditions for establishing and maintaining an accessory dwelling unit, as follows:
- Maintain single family appearance and character
- Provide three off-street parking spaces. Parking shall not be located in front of the structure.
- Premises shall be maintained in a safe condition in compliance with building and fire codes.
- The primary dwelling or the accessory dwelling shall be occupied by the owner.

E. Filing. These covenants shall be	e filed with the Skagit County Auditor, IN WITNESS
	remises have signed these covenants this 14 th
day of <u>January</u> , 200	
1/1 th	2
DATED $\frac{14^{+1}}{}$ of $\frac{1}{}$	<u>inuary</u> , 2003.
Buth	Back
(RUTH BAKK)	
State of Washington)	
) ss.	
County of Skagit)	
On this 14 day of slanua	M4 20 0 3 before me personally appeared
Rith bakke	, known to be the same persons whose names
	ent and acknowledged that they voluntarily executed
the same for the purposes herein con	
IN WITNESS WHEREOF, I hereunt	o set my hand and official seal.
HILL ARET S	Margaret Steel
NOTARL	Notaty Public in and for the State of Washington
PUBLIC .	residing at: Lyman
17.76 of 10.5	
The state of the s	

200301210023 Skagit County Auditor

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