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Return Name and Address:

ROBIN HILL LLC

P.O. Box 264

Medina WA 98039

Document Title:

**COVENANTS, CONDITIONS AND RESTRICTIONS
OF ROBIN HILL LLC SHORT PLAT**

Grantor:

ROBIN HILL LLC

Grantee:

PUBLIC

Abbreviated Legal Description:

Lot 1 of ROBIN HILL LLC SHORT PLAT SP97-0058, being a portion of the SE1/4 of SE1/4 of NE1/4 of Section 32, Township 36 North, Range 4 East of W.M., Skagit County.

Additional legal description on page ^{5 NDM} 2 of document.

Property I.D.#:

P50450

**COVENANTS, CONDITIONS AND RESTRICTIONS
OF ROBIN HILL LLC SHORT PLAT**

THIS DECLARATION OF Covenants, Conditions and Restrictions is made this
_____ day of _____, _____.

WHEREAS Robin Hill LLC, hereinafter referred to as "Declarant", is the owner in fee simple of that certain real property commonly referred to as ROBIN HILL LLC SHORT PLAT, located in Skagit County, Washington, and particularly described in Exhibit "A" attached here to and incorporated herein reference:

WHEREAS, it is the desire and intention to establish and maintain a residential area of the highest quality and value so that the desirability and attractiveness of the property will be enhanced and protected:

Now, THEREFORE, the Declarant hereby declares that the property described as ROBIN HILL LLC SHORT PLAT, hereafter referred to as Lot 1 of the "Plat", is held, and shall be held, conveyed, leased, rented, sold, used, occupied and improved subject to the following limitations, restrictions, conditions and covenants, all of which shall run with the land and shall be binding on all the parties having or acquiring any right, title or interest in the real property or any part thereof and shall run for a period of thirty (30) years with the automatic renewal thereof unless changed or rescinded by one hundred percent (100%) of the lot owners of Robin Hill LLC Short Plat.

**I. LOT COVENANTS, CONDITIONS AND
RESTRICTIONS**

Lot shall be used exclusively for residential purposes. Farming may exist as a secondary use. All buildings, structures or fences constructed or erected upon any lot shall strictly conform to the Skagit County Building Codes and applicable zoning ordinances. All exterior portions of any structure shall be constructed of new materials. The work of construction of all buildings and structures shall be pursued diligently and the exterior of all structures once approved and started must be completed within six (6) months.

A. Temporary Structures. No structure of a temporary nature, basement, tent, shack, garage, trailer or single-wide mobile home, or any other out building shall be used upon any lot at any time as a permanent dwelling.

B. Occupancy. No dwelling or residence shall be used for living purposes by more persons than it was designed to accommodate in a sanitary, safe and comfortable manner in compliance with Skagit County Building Code requirements and Health Department regulations.



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C. No noxious or offensive activity shall occur on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

D. Garbage and Refuse Disposal. Lot shall not be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such garbage, trash or waste shall be kept in sanitary containers and disposed of regularly.

E. Maintenance of Property. All property within the Plat and any improvements on said property shall be kept and maintained by the owner thereof in a clean, safe, attractive and sightly condition.

F. Storage of Hulk Vehicles. No hulks or abandoned vehicles, automobiles, trucks, trailers, machinery or equipment, or parts thereof, shall be stored on or about any lot in this Plat. Hulks or abandoned items shall be defined as any of the items above referred to that are inoperable and that have remained inoperable for a period of six (6) months.

G. Parking. No vehicle shall be parked on the private roads as shown on the face of the Plat.

H. Oil Drilling or oil development operations, refining, mining or operations of any kind, or the operation of quarries, gravel and sand pits, soil removing or top soil stripping, shall not be permitted upon any of the lot.

I. Access to Others. There shall be no access or easement across the lot which would grant access or easement to any property which is not a part of the Robin Hill LLC Short Plat.

II. ASSOCIATION MEMBERSHIP

All private roads shown on the Plat shall be maintained by the Association of Park Ridge Place, hereinafter referred to as the "Association."

Each person who acquires title, legal or equitable, to any lot in the Plat shall automatically become a member of the Association of Park Ridge Place and shall be subject to the rules and regulations of the Association.

III. LEGAL EFFECT

These Covenants, Conditions and Restrictions are to run with the land and shall be binding in all parties and all persons having any interest in said property. If for any reason it shall be determined that any of the Covenants, Conditions and Restrictions stated herein or portions thereof are declared to be unenforceable, then the remaining Covenants, Conditions and Restrictions shall nevertheless remain in full force and effect and be binding on all persons or parties claiming any interest in said property. In addition, if for any reason any of the Covenants, Conditions and Restrictions are not enforced by the Association or other property owners or any person having a right to



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enforce the same, then non-enforcement of any such provision shall not be construed as a waiver of the right of the Association or any property owner to subsequently enforce the Covenants, Conditions and Restrictions contained herein.

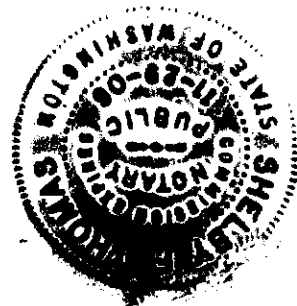
In WITNESS WHEREOF, the undersigned has executed these Covenants, Conditions and Restrictions of ROBIN HILL LLC SHORT PLAT this 11th day of November, 2003

Grantor:
ROBIN HILL LLC

By: Margaret Maxwell
Margaret Maxwell,
Its Managing Member

State of Washington)

County of Skagit)



I hereby certify that I know or have satisfactory evidence that Margaret Maxwell is the person who personally appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Managing Member of Robin Hill, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 11 day of November, 2003

[Signature]
Notary Public in and for the State of
Washington, residing at Bremerton
My appointment expires 11/28/2011



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Exhibit "A"

Lot 1 of Robin Hill LLC Short Plat SP97-0058

Being a portion of

The Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 36
North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington



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