

AFTER RECORDING RETURN TO:

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



200401230131

Skagit County Auditor

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COVENANT TO ESTABLISH ACCESSORY DWELLING UNIT IN THE CITY OF BURLINGTON

Roger & Diane Korthius 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 1215 S. Walnut Street 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. Legal Description. The legal description of the property to which this covenant shall apply is as follows:

Assessor's Parcel Number : P72592

Gilkey's Addition to Burlington, Lot 49

- B. Basis for Covenant. 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. Parties Bound. 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. Criteria for performance. 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.***

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