

First American
AFTER RECORDING MAIL TO:



200509290040
Skagit County Auditor

9/29/2005 Page 1 of 5 9:32AM

Name AIALIK BAY PARTNERS
Address 9601 Sidorof Lane
City/State Anchorage, AK 99516

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

1. Covenants
- 2.
- 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. AIALIK BAY PARTNERS
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

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


- 1.
- 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)

Lots A, B, C and D of Survey recorded April 6, 2005 as Auditor's File No. 200504060099, said Survey being a portion of Blocks 280 and 281 "City of Anacortes" as per plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington.

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s): P57067, P122683, P122684, P122685



First American Title Insurance Company

(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.

The covenants listed below shall apply to Lots A,B,C, and D on "V" Avenue in Anacortes, Washington, owned by Aialik Bay Partners, as shown on Schemmer Engineering Survey recorded in Skagit County, Washington under Auditor's file number 200504060099.

Lots A,B,C, and D:

1. Architectural Review Board.

At least 15 days before commencing Construction of any Structure on any Lot, the Owner shall submit to the Board three complete sets of detailed building, Construction, surface water run-off control and landscaping plans and specifications and a site plan showing the location of all proposed structures (the plans, specifications and site plans are individually and collectively referred to herein as the "Plans") .The Plans shall be submitted in a form satisfactory to the Board which may withhold its approval by reason of its reasonable dissatisfaction with the structure and would render the proposed structure inharmonious with the general plan of development of the Property or other structures nearby. The Board's approval shall be evidenced by written endorsement on such Plans, two copies of which shall be delivered to the Owner of the Lot upon which the structure is to be constructed.

The Board shall consist of one representative of the owner(s) of each Lot, A, B, C, and D. The initial Board shall consist of Rich Ballow, Robert Ballow, and Leo Bustad and shall serve for a period through the end of the year 2007. After that time each Lot owner will select one representative (which may be the owner) to serve on the Board. The Board shall enforce the guidelines of this section 1 and the Owner's compliance with these provisions of these covenants.

2. Tree cutting prohibited;

Cutting down any conifer tree with a base trunk larger than six inches in diameter is strictly prohibited. If owner wishes to remove any trees larger than six inches in diameter, the trees must be flagged and written permission from the architectural review Board must be obtained. Any tree cut down with out the permission of the Board will require the Lot owner to pay the Board \$10,000 per each tree cut down.

3. Lighting;

Outdoor lighting shall be approved by the architectural review Board.



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4. Additional provisions concerning Lot A:

Lot A will provide access of the existing and/or future beach path across the Northeast portion of Lot A, for the benefit of Lots B, C and D.

5. Additional provisions concerning Lot B:

Lot B will provide access of the existing and or future pathway to beach across the West portion of Lot B, for the benefit of Lots A, C and D.

All structures on Lot B have height restrictions. No building or any part thereof may exceed the sixty (60) foot elevation level per the attached topo map of Lots A-D. Lot B will maintain view corridors so that no buildings, objects or landscaping exceeds the sixty (60) foot elevation level (per attached topo map) and infringes the views of waterways, for the benefit of Lots C and D.

The "dog leg" portion of Lot B that fronts on V Avenue shall be used as vehicle ingress and egress to Lot A only, with no vehicle or other parking or storage allowed. This portion of Lot B shall be useable for foot traffic to Lot B.

6. Additional provisions concerning Lot C:

Lot C will maintain water view corridors so that no buildings, objects or landscaping interfere with the views from Lot D.

By 
Robert Ballow, Partner
Aialik Bay Partners

Dated 9-27-2005



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Skagit County Auditor

ACKNOWLEDGEMENT - Representative Capacity

STATE OF WASHINGTON,)
County of SKAGIT) ss.
)

I certify that I know or have satisfactory evidence that ROBERT BALLOW

Is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the PARTNER of

ALALIK BAY PARTNERS

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal hereto affixed this 27th day of SEPTEMBER, 2005



Tamara A Satko
Notary Public in and for the State of Washington,
Residing at ANACORTES

My appointment expires 11/7/07

This jurate is page 3 of 3 and is attached to COVENANTS

dated 9/27/05



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