



200601200084

Skagit County Auditor

1/20/2006 Page

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2 10:53AM

RETURN TO:

CITY OF BURLINGTON
PLANNING DEPARTMENT
901 E. FAIRHAVEN AVENUE
BURLINGTON WA 98233-1918

COVENANT TO ESTABLISH ACCESSORY DWELLING UNIT IN THE CITY OF BURLINGTON

Toni Bannister 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 1035 E. Victoria Avenue 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:

Lots 19-20 BL 31 Burl.

Assessor's Parcel Number : P71504

- 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.*

DATED 10th 9th of December, 2005.

Meri Bannister

On this 19th day of December, 2006, before me personally appeared Toni Bannister, known to be the same persons whose names are subscribed to within the instrument and acknowledged that they voluntarily executed the same for the purposes herein contained.

A circular seal with a scalloped outer edge. The text "MARGARET S. FLECK" is at the top, "COMMUNITY UNION" is below it, "ROTARY CLUB" is in the center, "PUBLIC" is below that, "FALL OF 1960" is at the bottom, and "STATE OF WASHINGTON" is at the very bottom.

Margaret S. Leek
Notary Public in and for the State of Washington
residing at: Lyman, WA



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