

RETURN TO:
Finn Homes Inc.
PO Box 174
Sedro Woolley WA 98284



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Skagit County Auditor

5/2/2007 Page

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**DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS**

Grantor: Alexa Finn, secretary-treasurer Finn Homes Inc.

Grantee: Public

Legal Description:

Lots 1-4/ inclusive of Skagit County, Washington, Short Plat
PL-06-0028 recorded September 29, 2006, under AF#200609290077, being
a portion of the East ½ of the Northeast ¼ of the Northwest ¼ of Section 12
Township 35 North, Range 3 East, W.M.. Except the North 20 feet thereof.

Assessor's Tax Parcel Numbers: P125110, P125111, P125112, P125113.

Assessor's Account Numbers: 350312-2-001-0100, 350312-2-001-0200,
350312-2-001-0300, 350312-2-001-0400.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
SHORT PLAT PL-06-0028

(Samish Heights Place, Bow Washington)

This Declaration of covenants, conditions, and restrictions is made on the date hereafter set forth by Finn Homes Incorporated hereinafter referred to as the "Developer"

Architectural control:

No building, fence, or wall or other structure shall be erected or maintained upon the lot, nor shall any exterior addition to or change or alteration therein be made upon the lots, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the color, nature, kind, shape, height, materials and locations of the same shall have been submitted to and approved in writing by the developer. Nor shall any structure be erected which does not conform to Skagit county and the State of Washington building, electrical and heating regulations.

All homes must be constructed by a builder approved by the developer.

Roofing materials:

All homes and all other structures are to have a roof of wood shakes, wood shingles, or an Architectural composition shingle. All composition shingles shall be or equal to Certain Teed Landmark, Presidential, or similar shingles. Metal roofing is prohibited.

Siding materials:

Use of steel, aluminum, vinyl or similar product shall not be permitted.

Building restrictions:

No building or structure shall be erected, constructed, maintained or permitted upon the building site except a single dwelling house to be occupied by no more the one family and attendants or domestic servants to the family. The term "family" may include such individuals as grandparents, parents, and children.

The ground floor area of a one-story dwelling, exclusive of open porches overhangs, and garages, shall be a minimum of 1800 square feet. The finished area on the first floor of a two story shall me a minimum of 1200 square feet.

Land use and building type:

No residential structure shall exceed two stories in height. The residence on each lot must also comply with any other restrictions placed upon it by zoning or plat design... No mobile homes, modular, or other prefabricated building shall be permitted within the subdivision.

Carports are prohibited and houses must have a minimum of a two car garage and maximum of a three car garage attached. All outbuildings, sheds, garages etc. shall be limited to two structures per lot.

Animals:

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot or in any residence, except that dogs, cats, birds or other household pets may be kept if they are not kept, bred, or maintained for any commercial purpose, and that they shall not be kept in numbers, or under conditions unreasonable, or objectionable. All dogs are to be kept in a fenced area. No lot owner shall cause, permit or allow any dog owned by or in his custody to roam, run, stray or be away form the premises of such owner or custodian and to be on any public way or on the private property of another within the subdivision, unless such dog while away from such premises be controlled by a leash not more than eight feet in length, such control be exercised by such owner or custodian or other competent person.



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Nuisances:

No Business, offensive trade or noxious activity shall be carried on upon any lot or in any residence. No goods, equipment, vehicles shall be kept, parked, stored, dismantled or repaired on any street with the property. Unsightly machinery, appliances, structures, automobiles or unsightly materials shall not be placed upon, stored, or maintained upon the premises, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.

Trash Etc:

No trash garbage, ashes, unusable appliances, inoperable vehicles or other refuse shall be thrown, dumped or allowed to accumulate on any lot. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage; other waste shall not be kept except in sanitary containers.

All trash cans, garbage cans or other waste containers shall be located so they are not visible from the streets. They shall either be placed in appropriate enclosures or behind adequate screening.

Temporary structures:

No structure of a temporary character, trailer, tent, basement, shack, garage, barn or other outbuilding shall be used on any lot any time as a residence either temporarily or permanently. Parking of boats, recreational vehicles, campers shall not be permitted in front yards; parking in side yard or behind the residence is permitted.

Time of construction:

Any structure erected upon any lot in this subdivision shall be completed as to external appearances, including finished painting and landscaping within 12 months from the commencement of construction.

Wires or antennas:

There shall be no overhead wiring to any of the buildings constructed upon the premises, nor shall there be any antennas erected on the premises, nor placed upon the roof of buildings within the subdivision. Small satellite dishes, not more than 24 inches in diameter, are permitted for TV and Internet access.

Signs:

No sign of any kind shall be displayed to the public view on any lot except one name or professional sign of not more than one square foot or one sign of not more than five square feet advertising the property for sale.

Laundry:

All drying of wash must be done in any area not facing the road-side of the lot.

Fences:

No fence, wall or hedge shall be erected or placed nearer any street than the building set back line unless approved in writing by the developer. Chain link fences are prohibited.

Maintenance:

All developed lots must be well maintained, and free of weeds, with or without homes, and shall be maintained at a fee to the purchaser if the purchaser cannot maintain the lot.



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Terms:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of Thirty (30) years from the date of these covenants being recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Severability:

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the provisions which shall remain in full force and effect.

Enforcement:

Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damage.

In witness whereof, the parties have hereunto set their signatures.

For: Finn Homes Inc.

Date: May 1, 2007

By: Alexa Finn secretary-treasurer

Alexa Finn

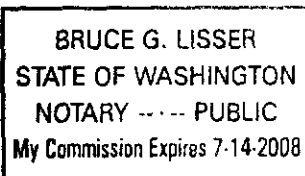
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

This is to certify that on this day personally appeared before me Alexa Finn, to me known to be the individual described in and who executed the above and foregoing instrument and acknowledged to me she signed the same as a free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of May 2007



[Signature]
Notary public in and for the State of
Washington residing at

Shano Vernon



Skagit County Auditor