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Skagit County Auditor

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Declaration of Covenants, Conditions and Restrictions

Declarants: William A. and Patsey A. Blunt, Grantors

Property: Blunts' Prevedell Short CaRD PL 07-0919

Legal: Lots 1, 2, 3, 4, of Short CaRD PL07-0919, located within parcels P-40810, P-40811 and P-40812, TWn 35N, R6E, Sec 7 in Skagit County, Washington.

When: This declaration is made on the 10th day of December, 2008 and becomes effective at the time of recording with the Skagit County Auditor.

Purpose: The purpose of the following covenants, conditions and restrictions is to enhance and protect the value, desireability and attractiveness of the real properties covered. This agreement is binding on all parties having a right or interest or title to any of the properties listed.

Residential Lot Covenants

1. Primary buildings must be single family residences, the minimum square footage is 1200 sq.ft. with garages for vehicles and shops or sheds related to a single family residence.
2. Homes should be stick-built, i.e. not modular or mobile. Permanent only.
3. Setbacks as required by Skagit County code.
4. Any trade, craft business or profession that shall be conducted shall be contained to the residential structure and shall not become a nuisance or annoyance to the residents of the immediate neighborhood. No commercial, retail, or manufacturing enterprise of any kind shall be conducted or carried out upon any lot, nor shall any goods, equipment or materials used in connection with said commercial, retail or manufacturing enterprise shall be allowed on any lot.

5. No lot shall be used as a dump for trash or rubbish of any kind. All garbage, trash and other waste shall be kept in appropriate sanitary containers for proper disposal. Yard rakings, such as rocks, lawn and shrubbery clippings, dirt and other material resulting from landscaping work shall not be dumped over the bank or into ditches. The removal and disposal of all such materials shall be the sole responsibility of the individual lot owner.

6. No owner or contract purchaser of any lot shall permit any vehicle owned by him or by any member of his family or guest of his which is in an extreme state of disrepair, to be abandoned or to remain parked upon any street within the existing property. A vehicle shall be deemed to be in an extreme state of disrepair when its presence reasonably offends the sensibilities of the residents of the neighborhood.

7. No animal, livestock of any kind, shall be raised, bred or kept on any lot, except that cats, dogs, birds or other household pets may be kept; provided, however, that said household animals shall be restricted to the owners premises and provided further that there shall be a limit of two (2) pets per household.

8. Well water shall not be used for watering lawns or gardens.

9. All water, household and stormwater, must be contained, to the extent reasonably possible, upon each lot.

10. The covenants and restrictions of this declaration may be amended by an instrument signed by not less than a majority of the owners or contract purchasers subject to this declaration. Amendments shall take effect when they have been recorded with the Auditor of Skagit Count

Dated this 12th of June 2009

Owners, Declarants and Grantors

By: William A. Blunt
William A. Blunt

By: Patsey A. Blunt
Patsey A. Blunt



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