



200908190105

Skagit County Auditor

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**WHEN RECORDED RETURN TO:**

**ELLIOTT WARD  
10795 WILSON LANE  
MOUNT VERNON, WA 98273**

**LAND TITLE OF SKAGIT COUNTY**  
134254.72

**DOCUMENT TITLE(S):  
DECLARATION OF RESTRICTIVE COVENANTS**

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTORS:  
ELLIOTT WARD and STEPHANIE WARD, husband and wife**

**GRANTEES:  
ELLIOTT WARD and STEPHANIE WARD, husband and wife**

**ABBREVIATED LEGAL DESCRIPTION:**

**Lots A and B, Short Plat No. PL07-0520, AFN 200807030082**

**TAX PARCEL NUMBER(S):  
350329-3-004-0500, P127692 & 350329-3-004-0201, P125108**

**AFTER RECORDING RETURN TO:**

Elliott Ward  
10795 Wilson Lane  
Mount Vernon, WA 98273

Grantor.	Ward, Elliott; Ward, Stephanie
Grantee.	Ward, Elliott; Ward, Stephanie
	Present and future owners of Lots A and B, Short Plat No. PL07-0520,
	AFN 200807030082
Abbrev. Leg.	Lots A and B, Short Plat No. PL07-0520, AFN 200807030082
Tax Acct. Nos.	350329-3-004-0201 and 350329-3-004-0500

**DECLARATION OF RESTRICTIVE COVENANTS**

This Declaration of Restrictive Covenants is made by Elliott Ward and Stephanie Ward, husband and wife:

**RECITALS**

A. Elliott Ward and Stephanie Ward, husband and wife (hereafter referred to as "declarants" or "Ward") are owners of the property fully described below (hereafter referred to as "the property"):

Lots A and B of Skagit County Short Plat No. PL07-0520, recorded July 3, 2008, under Auditor's File No. 200807030082, records of Skagit County, Washington:

B. The declarants desire to subject said Lots A and B to restrictions and covenants set forth herein to protect the value and desirability of the property, and also the value and desirability of adjoining real property owned by the declarant Wards.

THEREFORE, to accomplish the foregoing purposes, the declarants hereby publish and declare that the property shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following covenants and restrictions, which shall run with the land and be a burden upon and benefit the declaring and any other person, firm, corporation or entity of any kind whatsoever acquiring or owning an interest in the property, or any part thereof, and their lessees, guests, heirs, executors, personal, representatives, heirs and assigns.

(1) Residential use. Lots are restricted to single family use. No trade, craft, business, profession, commercial, or similar activity of any kind shall be conducted on any lot, nor shall any goods, equipment, vehicles, materials, or supplies used in connection with any trade, service or other business be kept or stored on any lot.

(2) Dwelling restrictions. No mobile homes, prefabricated homes, or pre-manufactured homes, or modular homes shall be located on any lot either on a temporary or permanent basis. All structures must comply with Uniform Building Codes as adopted by Skagit County.

(3) Dwelling size. The dwelling shall be at least 1,800 square feet, exclusive of garages and open areas.

(4) Construction. All structures shall be of new construction, with concrete foundation and on-site "stick built" construction. No construction shall be commenced until a building permit is obtained.

(5) Completion of Construction. Any dwelling or structure constructed on any lot shall be completed, included painting and exterior appearance within twelve (12) months from the date construction started.

(6) Derogation of laws. No owner or occupant of any lot shall carry on any activity of any nature on any lot that is in derogation of or in violation of the laws of the State of Washington, Skagit County or any other applicable municipality or governmental body.

(8) Garbage. No lot shall be used as a dumping ground for trash or rubbish of any kind. All garbage and other waste shall be kept in appropriate sanitary containers for proper disposal out of public view.



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(9) Vehicles in disrepair. No owner shall permit any vehicle that is in a state of disrepair to remain parked in front of the residential dwelling on any lot for a period exceeding forty-eight (48) hours. A vehicle will be deemed to be in a state of disrepair when it has not been moved for a period of forty-eight (48) hours and it is not operable in current condition. All such vehicles must be parked within an enclosed garage or carport.

(10) Maintenance of structure and grounds. Each owner shall maintain his or her lot in a clean and attractive condition and shall keep the buildings thereon painted and the lawn mowed.

(11) Landscaping. Front yard landscaping must be completed within six months of issuance of the final occupancy permit.

(12) Maintenance of road, ditch, and drainage swale. See road maintenance agreement.  
AFN 200807030084.

(13) Covenants to run with the land. The covenants and restrictions contained herein shall run with the land and shall be binding upon property and upon any person, firm, corporation or entity of any kind whatsoever acquiring or owning an interest in the property, or any part thereof, and their lessees, guests, heirs, executors, personal representatives, and assigns.

(14) Enforcement. Each lot owner, including the declaring if the declaring is a lot owner, shall have the right to enforce, by any proceeding in law or equity, all covenants and restrictions imposed by this declaration or any amendment thereof. Failure to insist upon strict performance of any covenant or strict adherence to any restriction shall not be deemed a waiver of the right to insist upon enforcement thereafter. Any expense to enforce the CC&R's shall be paid by the property owner that is not in compliance.

(15) Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall have no effect on any of the remaining provisions, which shall remain in full force and effect.

DATED 8/14/09



ELLIOTT WARD



STEPHANIE WARD



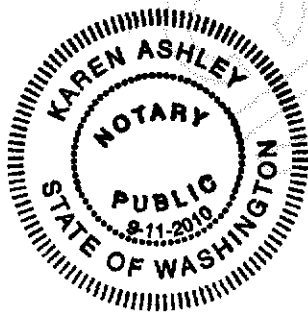
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State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Elliott Ward and Stephanie A. Ward  
the person(s) who appeared before me, and said person(s) acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: August 14, 2009



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at: Sedro-Woolley  
My appointment expires: 9/11/2010



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**Schedule "A-1"**

**134254-PE**

**DESCRIPTION:**

Lot B (including Lot B, Building Site and Lot B, Open Space), Short Plat No. PL07-0520, approved June 30, 2008 and recorded July 3, 2008, under Auditor's File No. 200807030082; being a portion of Lots 1 and 2, Short Plat No. PL06-0416, approved September 28, 2006, recorded September 29, 2006, under Auditor's File No. 200609290056, records of Skagit County, Washington; also being a portion of the Southwest  $\frac{1}{4}$  of Section 29, Township 35 North, Range 3 East, W.M.; being more particularly described as follows:

Beginning at a point on the North line of Lot 1 of Short Plat No. PL06-0416, approved September 28, 2006, recorded September 29, 2006, under Auditor's File No. 200609290056, records of Skagit County, Washington; said point lying 16.00 feet West (as measured perpendicular to the East line of said Lot 1) of the Northeast corner of said Lot 1;  
thence North  $89^{\circ}34'38''$  East along the North line of said Short Plat No. PL06-0416, a distance of 197.11 feet to the true point of beginning;  
thence South  $0^{\circ}25'22''$  East distance of 221.00 feet to the South line of said Short Plat No. PL06-0416;  
thence North  $89^{\circ}34'38''$  East along the South line of said Short Plat No. PL06-0416, a distance of 788.88 feet to the Southeast corner of Lot 2 of said Short Plat No. PL06-0416;  
thence North  $0^{\circ}36'52''$  West along the East line of said Lot 2 a distance of 221.00 feet to the Northeast corner of said Lot 2;  
thence South  $89^{\circ}34'38''$  West along the North line of said Lot 2, a distance of 788.14 feet to the true point of beginning, situate in the Southwest  $\frac{1}{4}$  of Section 29, Township 35 North, Range 3 East, W.M.

TOGETHER WITH an ingress, egress and utility easement affecting the South 20 feet of Lot A of said Short Plat No. PL07-0520 (delineated on face of said Short Plat).

AND ALSO TOGETHER WITH an easement for ingress, egress and utilities as delineated on the face of said Short Plat Nos. PL06-0416 and PL07-0520.

Situate in the County of Skagit, State of Washington.



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