

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:



201012100104
Skagit County Auditor

12/10/2010 Page 1 of 27 12:55PM

AMENDMENT AND RESTATEMENT OF DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
OF FIDALGO BAY

Reference Nos.: **9104220048 (Declaration of CC&R's)**
9109120049
9208270046
9311190025
9504280099
9510240136
9607120100
9704030052
200206200141
200406250107

Grantor (s) FIDALGO BAY COMMUNITY ASSOCIATION

Grantee (s) THE PUBLIC

Additional Grantor(s) on page(s)

Additional Grantee(s) on page (s)

Abbreviated Legal: Lots 1-20, Block 9; Lots 1-40, Block 10; Lots 1-40, Block 11; Lots 1-40, Block 12; Lots 6-10, Block 14; Lots 1-20, Block 15; Lots 1-40, Block 16; Lots 1-17, 19-25, 29-33, 38-40 Block 17; Lots 1-38, Block 18; Lots 1-40, Block 19; Lots 1-20, Block 20; Lots 1-11, 13-20, Block 21; Lots 1-40, Block 22; Lots 1-18, 21-38, Block 23; Lots 1-40, Block 24; Lots 1-6, 8-40, Block 25; Lots 1-20, Block 26; Lots 1-20, Block 27; Lots 1-40, Block 28; Lots 1-40, Block 29; Lots 1-40, Block 30; Lots 1-40, Block 31; Lots 1-20, Block 32 Plat of Fidalgo Bay Addition to Anacortes

Additional Legal on page(s) 2-4

Assessor's Tax Parcel Nos.: P60701, P60704, P60711, P60712, P60717, P60722, P60723, P60728, P60729, P60731, P60733, P60734, P60735, P60737, P60738, P60739, P60740, P60741, P60742, P60743, P60744, P101511, P101512, P101513, P101514, P101515, P101516, P101517, P101518, P101519, P101520, P101521, P101522, P60674, P60684, P60685, P60686, P60687, P60688, P60698, P60700, P60702, P60708, P60720, P60726, P101690, P104006, P107868, P113109, and P113110

1. Amendment and Restatement Approved. The amendments contained in this Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay were the subject of a regular and properly noted meeting held by the Fidalgo Bay Community Association held on December 9, 2010. This Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay was put to a vote of the Fidalgo Bay Community Association members consisting of a quorum. These amendments passed by a vote of the Fidalgo Bay Community Association members, with more than sixty seven percent (67%) of the eligible votes cast in favor of this Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay. The meeting, vote and passage of the amendments were all conducted in compliance with the Articles of Incorporation, Bylaws, the Declaration and applicable law.
2. Execution of Amendment and Identification of Prior Documents. This Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay is executed by the President and Secretary of the Fidalgo Bay Community Association after being duly adopted at a regular or special meeting of the Association Membership, having obtained the required votes for approval as authorized under the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF FIDALGO BAY, dated April 22, 1991, and recorded April 22, 1991, under Skagit County Auditor's File Number 9104220048, records of Skagit County, Washington, and as amended on September 12, 1991, and recorded September 12, 1991, under Skagit County Auditor's File Number 9109120049, records of Skagit County, Washington, as further amended May 29, 1992, and recorded August 27, 1992, under Skagit County Auditor's File Number 9208270046, records of Skagit County, Washington, as further amended October 21, 1993, and recorded November 19, 1993, under Skagit County Auditor's File Number 9311190025, records of Skagit County, Washington, as further amended April 27, 1995, and recorded April 28, 1995, under Skagit County Auditor's File Number 9504280099, records of Skagit County, Washington, as further amended October 17, 1995, and recorded October 24, 1995, under Skagit County Auditor's File Number 9510240136, records of Skagit County, Washington, as further amended July 10, 1996, and recorded July 12, 1996, under Skagit County Auditor's File Number 9607120100, records of Skagit County, Washington, as further amended April 3, 1997, and recorded April 3, 1997, under Skagit County Auditor's File Number 9704030052, records of Skagit County, Washington, and as further amended June 20, 2002, and recorded June 20, 2002, under Skagit County



Auditor's File Number 200206200141, records of Skagit County, Washington, and as further amended June 9, 2004, and recorded June 25, 2004, under Skagit County Auditor's File Number 200406250107, records of Skagit County, Washington, and any other amendments thereto (collectively the "Original CC&R's").

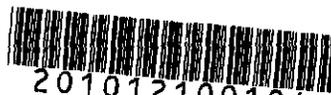
3. Termination of Prior Documents. The Original CC&R's are hereby deleted in their entirety and shall be superseded and replaced by this Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay. Anything to the contrary contained in the Original CC&R's and/or any previous recorded or unrecorded document or any addendum, amendment or exhibit attached thereto notwithstanding the provisions of this Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay shall be controlling and shall supersede and replace any and all provisions, addendums, amendments or exhibits.
4. Identification of Property. The membership of the Fidalgo Bay Community Association (the "Association") includes all of the owners of certain real property situated in the County of Skagit, State of Washington, commonly known as "Fidalgo Bay" and which is more particularly described as:

Lots 1-20, Block 9; Lots 1-40, Block 10; Lots 1-40, Block 11; Lots 1-40, Block 12; Lots 6-10, Block 14; Lots 1-20, Block 15; Lots 1-40, Block 16; Lots 1-17, 19-25, 29-33, 38-40 Block 17; Lots 1-38, Block 18; Lots 1-40, Block 19; Lots 1-20, Block 20; Lots 1-11, 13-20, Block 21; Lots 1-40, Block 22; Lots 1-18, 21-38, Block 23; Lots 1-40, Block 24; Lots 1-6, 8-40, Block 25; Lots 1-20, Block 26; Lots 1-20, Block 27; Lots 1-40, Block 28; Lots 1-40, Block 29; Lots 1-40, Block 30; Lots 1-40, Block 31; Lots 1-20, Block 32; Together with all abutting vacated roadways; all in the plat of Fidalgo Bay Addition to Anacortes as per plat recorded in Volume 2 of Plats at Page 24 Records of Skagit County. Together with all easements of record and all hereafter acquired easements and title affecting said described real property.

Situated in Skagit County, Washington.

5. Effect of Document. All of the above described property including all individual lots and such properties as are annexed and/or are made subject hereto and shall be held, sold and conveyed subject to these covenants, conditions and restrictions, as set forth herein. These covenants, conditions, and restrictions are intended to protect the value and desirability of the aforesaid real property. They shall run with the land and the aforementioned lots and shall be binding on all parties having or acquiring any right, title, or interest therein or any part thereof, as well as their heirs, successors, and assigns. They shall inure to the benefit of each present and future owner of the aforementioned real property.

INTENT AND PURPOSE



Be it known that the primary consideration in the adoption and enforcement of this Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay, is the maintaining of a harmonious balance between the natural environment and residential use. The trees, vegetation, and topography should be changed as little as possible to accommodate home sites and provide view corridors. Those who join this community should place high priority on the preservation and maintenance of the natural environment, community spaces, and trails, and on the appropriate design relationships of their residences and grounds to the natural environment. Owners are expected to design residences compatible with the natural topography of their lot. Whenever a compromise must be made, such compromise shall favor preservation of the natural environment, and this Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay shall be interpreted in accordance with this principle.

I. DEFINITIONS:

1.1 "Association" shall mean and refer to Fidalgo Bay Community Association, a Washington non-profit corporation, and its successors and assigns.

1.2 "Board" shall mean the Board of Directors of the Association.

1.3 "Common Area" shall mean (i) the private roadways shown on all of the surveys recorded for the Properties; (ii) open spaces, community park, greenbelts, trail easements, playground areas, landscaped plat entrances, planter islands, common parking areas, and all other areas which are designated as common areas on the surveys located within the Property; and (iii) any other property which is hereafter obtained by the Association for the purpose as provided herein. Common Area shall include any improvements upon areas held by the Association for common use by Members.

1.4 This section has been intentionally left blank.

1.5 "Declaration" shall mean and refer to this Amendment and Restatement of Declaration of Covenants, Conditions, and Restrictions of Fidalgo Bay applicable to the Properties, as recorded in the office of the County Auditor, Skagit County, Washington, and all subsequent amendments thereto.

1.6 "Designated Representative" or "Representative" shall mean a single representative authorized by joint and common owners.

1.7 This section has been intentionally left blank.



1.8 "Lender" shall mean all mortgagees, beneficiaries under a Deed of Trust, or vendor under a real estate contract, and their successor and assigns, which are secured by an interest in any Lot.

1.9 "Lot" or "Parcel" shall mean and refer to the aggregated single-family residential lots as shown on the recorded subdivision survey map for Fidalgo Bay. Roadways, Common Areas, Utility Facility Lots, and lots designed for community use purposes are not considered Lots under this Declaration.

1.10 "Map" shall mean all plat maps of Fidalgo Bay Addition to Anacortes recorded in the records of the Skagit County Auditor and any recorded surveys.

1.11 "Member" or "Membership" shall mean and refer to those persons entitled to membership in the Association as provided in Section IV herein.

1.12 "Owner" shall mean and refer to record holder(s) of a fee interest and vendees pursuant to a real estate contract who are in possession of a Lot.

1.13 "Property" or "Properties" shall mean and refer to that certain real property within Fidalgo Bay and such additions as may hereafter be subjected hereto and brought within the jurisdiction and control of the Association and this Declaration as provided herein.

II. PROPERTY RIGHTS / EASEMENTS:

2.1 COMMON AREAS. Each Owner shall have a right to the use, enjoyment, and benefit of a non-exclusive perpetual easement for ingress, egress, use and enjoyment over and upon the Common Areas. Such easement shall be subject to the right of all other Members of the Association to use, enjoy, and have the benefit of the Common Area upon the same terms.

2.1.1 Suspension. Such easement will also be subject to the right of the Association to suspend the right of an owner to use such easement or to vote during any period for which (i) any assessment against his Lot remains unpaid, or (ii) any violation of these covenants or of the Association's published rules for which the Owner is responsible remains unabated.

2.1.2 Delegation. An Owner may delegate his right of use and enjoyment of the Common Area to the members of his family, his invitees, and his tenants.

2.1.3 Limitations on Use. The Board may totally bar or limit the Owners' use of the steep bluffs and other portions of the Common Area where ordinary use could be dangerous, interfere with Association maintenance or operation, or unreasonably increase Association costs. However, there shall be no liability for a failure to restrict use.



2.1.4 Government Access. The non-exclusive right to enter upon the Common Area is hereby granted to the Sheriff's Department, Fire District, and other government agents and officials with jurisdiction over Fidalgo Bay for the purpose of carrying out their official duties.

2.1.5 Title. The Association may convey any of the Common Area it owns to a municipal corporation, public agency, or authority if requested by the same percentage vote of the Membership required for amendment hereof.

2.2 DAMAGE OR DESTRUCTION – RECONSTRUCTION. In the event of damage or destruction to any part of the Common Area, the Board shall promptly, and in any event within 30 days after the date of damage or destruction, make the following determination with respect thereto, employing such advice as the Board deems advisable:

2.2.1 The nature and the extent of the damage or destruction, together with an inventory of the improvements and property directly affected thereby.

2.2.2. An estimate of the cost to repair and/or restore the damage and destruction, which estimate shall, if practicable, be based upon two or more firm bids obtained from licensed and bonded contractors.

2.2.3. Anticipate the insurance proceeds, if any, which will be available from insurance covering the loss, based on the amount paid or initially offered by the insurer.

2.2.4 Determine the amount, if any, that the estimated cost of repair and restoration will exceed the anticipated insurance proceeds, and the amount of any special assessment which will be necessary in such event.

2.2.5 Determine whether such damage or destruction should be repaired or restored.

2.2.6 The Board shall have the authority to employ architects and attorneys, advertise for bids, let contracts to contractors and others, and to take such other action as is reasonably necessary to accomplish the repair and restoration. The Board may also authorize the insurance carrier involved to proceed with the repair and restoration.

2.2.7 Insurance proceeds for damage or destruction to any part of the Common Area shall be paid to the Board on behalf of the Association, which shall segregate such proceeds from other funds of the Association for use and payment for the loss or damage suffered. The Association, acting through the Board, shall have the authority to settle and compromise any claim under insurance obtained by the Association, and their insurer may accept a release and discharge of liability made by the Board on behalf of the named insureds under the policy.

2.3 SERVICE EASEMENTS. In addition to other rights reserved or provided for under these Declarations, each Lot Owner has a non-exclusive perpetual easement to, under, upon, above,



and through the Common Areas and facilities for ingress, egress, utilities, and services as required to effectuate and continue maintenance and preservation of their individual Lot improvements, subject to preconstruction written approval of the Board. There is hereby reserved to the Association such easements as are necessary to perform the duties and obligations of the Association as set forth in the Declaration and the Bylaws of the Association.

2.4 **UTILITY SERVICE.** Any electric, telephone, television cable, gas, garbage, water, sewer or other utility company, public or private, or their permittees shall, subject to approval by the Association, have a nonexclusive perpetual easement over, under, upon, to, or above the Common Area so they may install, construct, operate, maintain, alter, and repair their respective utilities or services. They shall not unreasonably interfere with roadway usage, and shall promptly restore the affected areas to their pre-existing condition after any excavating or other construction.

III. MAINTENANCE, IMPROVEMENT, AND DEDICATION:

3.1 **MAINTENANCE AND IMPROVEMENT.** The Association shall have full responsibility for maintenance, repair, and improvement of the Common Area. The Association shall have the right to make all necessary slopes for roadway cuts and fills outside the roadways, and to drain water from such roadways across any Lot or Lots where it takes a natural course.

3.2 **DEDICATION.** Upon prior approval of a 67% Membership vote and a request by Skagit County that any private easement roads within the Property be dedicated to Skagit County, each affected Owner shall dedicate the roadway portion of the Owner's Lot to the County for use, operation, and maintenance as public roads. A deed conveying such roadway area shall then be delivered to the County on demand.

IV. THE ASSOCIATION, MEMBERSHIP AND VOTING RIGHTS THEREIN:

4.1 **MEMBERSHIP.** Each Owner of a Lot located within the Association shall be a Member of the Association as provided in the Association's Bylaws, and be bound by the Articles and Bylaws thereof.

4.2 **VOTING RIGHTS.** Members' voting rights shall be as set forth in the Association's Bylaws.

4.3 **MERGER/ANNEXATION.** Upon the request of any Owner, or an adjoining landowner, the Association may annex additional properties and Common Area and so add to its Membership and area of coverage. Such annexation shall be effective upon the affirmative vote of sixty-seven percent (67%) of the total Member votes entitled to be cast. The new Members



shall be required to submit to the Declaration and shall have such vote, burdens, benefits, and other characteristics as the expansion resolution shall provide.

4.4 **DISSOLUTION.** The Association may be dissolved as provided in its Articles of Incorporation.

4.5 **LIMITATION OF LIABILITY.**

4.5.1 The Association shall obtain such fire, liability, and other insurance as the Board deems prudent pursuant to its Bylaws.

4.5.2 Neither individual Owners, the Board, Architectural Review Committee members, nor their managing agents shall be liable for any failure of any utility or other service obtained and paid for by the Association, or for the injury or damage to persons or property caused by the elements, or resulting from electricity, water, rain, or wind; nor shall they be liable for any damages caused by freezing or for temporary inconvenience to Owners or others lawfully on the Association's premises or Common Areas for any action taken to comply with law, ordinance, or orders of a governmental authority.

4.5.3 So long as a Board member, Association officer or Architectural Review Committee member has acted in good faith, without willful or intentional misconduct, on the basis of such information as may be possessed by such person, then no such person shall be personally liable to any owner, or to any other party, including the Association, for any damage, loss or prejudice, suffered or claimed on account of any act, omission, error, or negligence of such person; provided, that this section shall not apply where the consequences of such act, omission, error, or negligence are covered by insurance obtained by the Association.

V. **ASSESSMENTS:**

5.1 **REGULAR AND SPECIAL ASSESSMENTS.** Each Member shall pay to the Association all regular annual assessments, and special assessments, approved by the Association.

5.2 **LIEN/PERSONAL OBLIGATION.** Such regular annual and special assessments, together with interest, costs, and reasonable attorneys' fees, shall be a personal obligation of each Member at the time when the assessment is due. Delinquent assessments, together with interest, costs, and reasonable attorneys' fees, shall become a lien upon the Member's Lot if the Association files a Claim of Lien with the Skagit County Auditor. The priority of such lien shall be based upon the date the claim of Lien is filed. The regular annual and special assessments shall be levied at a specified dollar amount per Lot.

5.3 **PURPOSES OF ASSESSMENTS.**



5.3.1 The regular annual assessments levied by the Association shall be used to administer this Declaration and all amendments thereto, to maintain the Common Areas, to pay utility expenses benefiting the Common Areas, and to carry out the broad purposes of the Association.

5.3.2 The special assessments levied by the Association shall be used exclusively for the purposes described in the minutes of the Association meeting at which each such special assessment was approved.

5.4 REGULAR ANNUAL ASSESSMENTS.

5.4.1 The minimum regular annual assessment per calendar year shall be \$480 per lot.

5.4.2 The regular annual assessment may be increased by the Board each subsequent year to not more than ten percent (10%) above the assessment for the previous year, without a vote of the membership.

5.4.3 The regular annual assessment may be increased more than 10 percent (10%) above the prior year by the affirmative vote of Members holding a majority of the Member votes present, and entitled to be cast, at a meeting duly called for this purpose.

5.4.4 The actual amount of the regular annual assessment shall be fixed by the Board, and shall not exceed the maximum adjusted as set forth above. In establishing the amount of assessments, the Board shall make reasonable provisions for creating, funding and maintaining reasonable reserves for operation, off-site utilities, and the repair and replacement of the Common Area facilities.

5.5 SPECIAL ASSESSMENTS. In addition to the regular annual assessments authorized above, the association may levy a special assessment applicable to one or more years for the purpose of defraying, in whole or in part, the cost of any Association expense, including without limitation the cost of any construction, reconstruction, repair, or replacement of an capital improvement upon the Common Area, including fixtures and personal property related thereto and off-site utilities. Any such assessment shall have the assent of a majority of the Member votes entitled to be cast at a meeting duly called for this purpose. Such assessments shall be separately billed and accounted for by the Association.

5.6 NOTICE FOR ANY ACTION AUTHORIZED Under Paragraph 5.4 and 5.5. Written notice of any meeting called for the purpose of taking any action authorized under paragraphs 5.4 and 5.5 of this Section V shall be sent to all Members of record not less than 15 days nor more than 60 days in advance of the meeting.

5.7 DATE OF COMMENCEMENT; COLLECTION. The assessments provided for herein shall be paid in advance for the specified period, unless otherwise assessed by the board. Written



notice of a regular annual assessment shall be sent to every Member subject thereto. The due dates shall be established by the Board. Assessments may be collected in such a manner, at such time, and in such installments as the Board may require. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by a Director of the Association setting forth whether the assessments fixed for the preceding year shall continue until a new assessment is fixed.

5.8 OMISSION OF ASSESSMENT. Failure by the Board to timely fix the amount of the assessments for the next year, shall not be deemed a waiver of modification in any respect of the provisions of this Declaration, or release of any Owner from the obligation to pay assessments, or any installment thereof, for that or any subsequent year; but the assessments fixed for the preceding year shall continue until a new assessment is fixed.

5.9 PRORATION. When ownership of a Lot changes, liability for regular annual and special assessments which have been established for the year of purchase shall be prorated between the buyer and seller, in accordance with the number of days remaining in that year on the date of closing. All assessments due and payable on the day of closing shall be paid at closing by the party liable, and disbursed directly from any escrow involved.

5.10 EFFECT OF NON-PAYMENT OF ASSESSMENT; REMEDIES OF THE ASSOCIATION.

5.10.1 Delinquency. Any assessment not paid by the due date is delinquent, and shall bear interest from that date at the rate set forth in the Association's Bylaws. No Member subject to assessment may waive or otherwise escape liability for the assessments provided for herein by non-use of Common Area or utilities or abandonment of the Owner's Lot.

5.10.2 Lien Indebtedness. All assessments shall be joint and several personal debts and obligations of the Lot Owner or Owners for which the same are assessed as of the time the assessment is made, and shall be collectible as such. The amount of any assessment, whether regular or special, assessed to any Lot and the Lot Owners, plus interest at the maximum rate then permitted by the State of Washington, and costs, including reasonable attorney fees, shall be a lien upon such Lot. Suit to recover a money judgment for unpaid assessments shall be maintainable by the Board without foreclosure or waiving the lien securing the debt. The Association may bring an action at law against the Member(s) personally obligated to pay the same, or foreclose any lien against the subject Lot in the same manner as an action to foreclose a Deed of Trust on real property. From the time of commencement of such action, the Lot Owner shall pay to the Association all costs, interest, and fees incurred in the foreclosure action, whether it proceeds to judgment or is resolved earlier.

5.10.3 Certificate of Assessments. A certificate executed and acknowledged by the Treasurer or the President of the Association stating the indebtedness for assessments upon any Lot shall be conclusive upon the Association as to the amount of such indebtedness on the date of the



certificate. A copy of such certificate shall be furnished to the Lot Owner and to any mortgagee of a lot within a reasonable time after request for payment. The certificate shall be in recordable form and may be recorded at the discretion of the Association's Treasurer.

5.10.4 Rental of Premises. If any improved Lot is rented by the Lot owner, the Owner is strictly responsible for the payment of all assessments and for any damages caused to Common Areas by his or her tenant.

5.10.5 Cumulative. The remedies provided herein are cumulative, and the Board may pursue them concurrently as well as any other remedies which may be available under law although not expressed herein.

5.10.6 Fidelity Bond. The Association may, at its discretion, obtain a fidelity bond naming the Association's Treasurer as principal.

5.11 EXEMPT. The following Properties shall be exempt from the obligation to pay assessments created by this section:

5.11.1 All Properties dedicated to and accepted by a municipal corporation or other local public agency; and

5.11.2 All Common Areas.

VI. ARCHITECTURAL REVIEW COMMITTEE:

6.1 MEMBERS. There is hereby established a three-person Architectural Review Committee (ARC). Persons serving on the ARC shall be selected by the Board. The Board shall have the authority to select a person to serve on the ARC and to remove a person who is currently serving on the ARC..

6.2 SUB-COMMITTEES. The ARC may appoint any sub-committee to carry out its duties; provided, such sub-committees shall be advisory only, without authority to bind the ARC.

6.3 GUIDELINES. By majority vote the ARC may adopt rules and "Design Guidelines" consistent with this Declaration for carrying out its duties hereunder. Each Owner shall be obligated to be familiar with said rules and Design Guidelines. The ARC may retain architects, landscape architects, engineers and other agents and employees to assist it in carrying out its activities.

6.4 REVIEW FEE. An architectural review fee shall be paid to the ARC at the time plans and specifications are submitted to it, based upon the following schedule:



6.4.1 The review fee shall be the sum of Two Hundred Fifty Dollars (\$250), subject to change by the ARC.

6.5 PURPOSE. The purpose of the ARC shall be to ensure that (i) only high quality improvements are constructed within the Property; (ii) all improvements within the Property comply with the spirit of this Declaration and are in harmony with one another and the surrounding property and topography; and (iii) that all improvements meet the restrictions and requirement of this Declaration and all ARC Rules and Design Guidelines.

6.6 WRITTEN. All acts and decisions of the ARC as contemplated herein shall require at least a 2/3 majority vote of the ARC and shall be in writing.

VII. APPROVAL REQUIREMENTS:

7.1 IMPROVEMENTS. No improvements of any kind shall be erected, placed, altered, or permitted to remain on any Lot by any Owner or occupant without approval of final plans and specifications therefore by the ARC, as evidence by ARC construction permit, prior to commencement of any land clearing or construction; provided however that the ARC shall exercise its authority and responsibility under this Section VII in good faith and to the best of its reasonable judgment as to allow the construction of improvements which meet the terms of this Declaration. Such plans and specifications shall contain at a minimum the following information:

7.1.1 A site development plan showing pad location and the nature, shape, composition, and location of all structures with respect to the particular Lot (including proposed front, rear and side setback lines), and the number and location of all parking spaces and driveways, site lighting, heat pumps or similar exterior mechanical components, sports courts, utility sheds, and signs; and

7.1.2 Grading, septic system, and storm drainage plans; and

7.1.3 Landscaping plan defining type, number and spacing of plantings and irrigation/drainage plan; and

7.1.4 Building elevations showing dimensions, materials, and exterior color scheme in no less detail than required for the issuance of a building permit.

7.1.5 Preliminary plans for pad location and driveways, together with copy of Lot Owner's Deed, shall be reviewed with the ARC before working stage of plan preparation.

7.1.6 Approval of such plans and specifications shall be evidenced by written endorsements on such plans and specifications, a copy of which must be received by the Owner or Owners of the



Lot upon which the prospective building, road, driveway or other structure is contemplated prior to the beginning of such construction.

7.1.7 No changes or deviations in or from such plans and specifications as approved shall be made without the prior written consent of the ARC.

7.1.8 The ARC shall not be responsible for any structural defects in such plans or specifications nor in any building or structure erected.

7.1.9 Any of the above documents which are required to be submitted to the government shall first be submitted in duplicate to the ARC for its approval. Any changes required by the government are also subject to approval by the ARC.

7.2 **BASIS FOR APPROVAL.** Approval shall be based, among other things, upon adequacy of site dimensions, underground utilities, harmony of exterior design with neighboring structures, effect of location and use of proposed improvements upon neighboring Lots, adequacy and nature of screening of mechanical, or other roof top installations, and conformity of the plans and specifications to the purpose and general intent of this Declaration. Plans which provide for pre-engineered metal-clad buildings will not be approved; designs developed by an architect may be approved by the ARC after submission of preliminary plans. Except as otherwise provided herein, the ARC shall have the right to disapprove any plans and specifications for reasons including, but not limited to, the following:

7.2.1 Failure to comply with any of the terms or conditions of this Declaration or the ARC's rules or Design Guidelines;

7.2.2 Failure to include information as may have been reasonably requested by the ARC;

7.2.3 Objection to the exterior design, appearance of materials or type of materials utilized in any proposed structure;

7.2.4 Objection due to incompatibility of any proposed structure or use with other existing or proposed structures or uses within the property;

7.2.5 Objection to the location of any proposed use or structure with reference to other existing or proposed structures or uses within the subject property;

7.2.6 Objection to grading, drainage, or landscaping plan;

7.2.7 Objection to the color scheme, finish, proportions, style of architecture, height, bulk, or appropriateness of any structure;



7.2.8 Objection to the number or size of parking spaces, or to the design of the parking area or driveway(s); and

7.2.9 Any other matter which, in the judgment of the ARC would render the proposed improvements or use inharmonious with the intent of this Declaration.

7.3 INACTION. If the ARC fails either to approve or disapprove plans and specifications within forty-five (45) days after submission, it shall be conclusively presumed that the ARC has approved said plans and specifications; provided, however, that if within that 45-day period the ARC gives written notice that more time is required for the review, no such presumption shall be made until the expiration of any reasonable period of time stated in the notice, which period shall not exceed ninety (90) days.

7.4 CONDITIONS TO APPROVAL. The ARC may approve plans and specifications as submitted, or as altered or amended, or subject to specific conditions. Upon approval or conditional approval, one copy of plans and specifications, together with any conditions, shall be retained for permanent record with the ARC, and one copy of approved plans and specifications, together with any conditions shall be returned to the Owner submitting such plans and specifications.

7.5 VARIANCES. The ARC shall also have the authority to approve plans and specifications which do not necessarily conform in every respect to these restrictions, in order to overcome practical difficulties or to prevent hardships in the application of these or subsequent restrictive covenants; provided that such variations so approved shall not constitute a general waiver of restrictions generally applicable to that or any other Lot, but instead shall be in furtherance of the purposes and intent of this Declaration.

7.6 CONTRACTORS. All contractors building within the Property must first obtain approval from the ARC. First time builders must have a Pre-Bid Conference with the ARC to review plat requirements and these Declarations. Following the initial conference, all contractors shall comply with all ARC rules and Design Guidelines and other provisions contained herein.

7.7 CONSTRUCTION WITHOUT APPROVAL. If any clearing, tree removal or grading or any improvements be erected, placed or maintained upon any Lot, or any new use commenced upon any Lot, other than with approval by the ARC or as authorized under the terms of this Declaration, such improvement or use shall be deemed to have been undertaken in violation of this Declaration. Upon written notice from the ARC, any such improvements shall be immediately removed, altered or cease so as to conform to this Declaration. Should such removal, alteration, or cessation not be accomplished within thirty (30) days after notice, then the party in breach shall be subject to the enforcement procedures set forth in Section XI below.

7.8 PRE-ACQUISITION. For purposes of this Section VII alone, a party executing a purchase agreement for a Lot may begin the approval process before closing on the Lot, and actions taken



with respect thereto by the ARC shall be binding in the event such prospective purchaser subsequently acquires that Lot.

VIII. BUILDING RESTRICTIONS:

8.1 **BUILDING SITE AREA RESTRICTIONS.** Most Lots have a Deed Restriction designating a Building Site Area which limits location of construction of a primary residence to a designated building site area. Primary residential construction shall not be permitted in other areas on Lot. The ARC shall prohibit any residential construction outside of designated building site areas on lots which contain said Deed Restriction. To ensure enforcement, the ARC shall review the Lot Deed prior to issuance of ARC Construction Permit.

8.2 **BUILDING HEIGHT RESTRICTIONS.** The following maximum height restrictions will be imposed on ALL structures placed on the Lot: Lot A – 26 feet; Lot B – 26 feet; Lot C – 18 feet; Lot I – 18 feet; Lot J – 18 feet; Lot E – 26 feet. Maximum height restrictions on all other Lots shall be 35 feet. All height limits shall be based on the height from the highest point of the pre-purchase grade level at designated building site to the highest roof point. These heights and any variances therefrom are subject to ARC approval and verification prior to construction.

8.3 **CONSTRUCTION REQUIREMENTS.** Any single-family private dwelling house erected upon any Lot shall contain at least 2,500 square feet of floor area (including garages, covered walks, and open porches/decks), and shall be constructed only with materials, designs, and colors approved by the ARC, with either a shake, slate, or tile roof or other materials approved by the ARC. Approved exterior material shall include natural wood, stone and brick, and other materials approved by the ARC.

Notwithstanding anything to the contrary, the restriction contained in the above paragraph shall be modified to require a minimum of 2,000 square feet for the following property:

Lots 1-20, Block 9; Lots 1-40, Block 10; Lots 1-40, Block 11; Lots 1-40, Block 12; Lots 6-10, Block 14; Lots 1-12, Block 15; Lots 1-12, 29-40, Block 16; Lots 1-12, 29-33, 38-40, Block 17; Lots 1-12, 29-38, Block 18; Lots 1-8, 29-40, Block 19; Lots 1-12, Block 20; Together with all abutting vacated roadways; all in the plat of Fidalgo Bay Addition to Anacortes as per plat recorded in Volume 2 of Plats at Page 24 Records of Skagit County.

(The above described property includes Skagit County Assessor's parcel numbers: P60684, P 60685, P60686, P60687, P60688, P60698, P60700, P60702, P60708, P60720, P60726, P101690, P104006, P107868, P113109, P113110, P 60674)



8.3.1 Fences. This same ARC approval is required for all fences and landscaping; chain link fence is not acceptable except for approved dog runs, when screened with approved vegetation.

8.3.2 Heating, Venting, and Air Conditioning. No evaporative cooler or heat pump shall be placed, installed, or maintained on the roof or wall of any building or structure on any single-family lot, and all such shall be concealed; see location restrictions under subparagraph 7.1.1 above.

8.3.3 Driveways. All driveways shall be surfaced with either concrete, asphalt, or brick, and shall be completed within the same time frame applicable to building construction; there will be no exceptions unless authorized by the ARC.

8.3.4 Garage. Without prior approval of the ARC, no garage or other outbuilding shall be placed, erected, or maintained upon any part of the Property except for use in connection with a residence already constructed or under construction at the time such garage or other outbuilding is placed or erected.

8.3.5 Occupancy. No private dwelling house erected upon any Lot shall be occupied in any manner while in the course of construction, nor at any time prior to its being fully completed, as required herein. Nor shall any residence, when completed, be in any manner occupied until made to comply with the approved plans, the requirements herein, and all other covenants, conditions, reservations, and restrictions herein set forth.

8.3.6 Completion Schedule. All construction shall be completed within nine (9) months from the start thereof, provided, that the ARC may extend such time when conditions in its opinion warrant such extension. All landscaping and drainage work shall be completed as approved within six (6) months of completion of the main residence building, unless approved for an extension of up to three additional months by the ARC.

8.4 PROCEEDING WITH WORK. Upon receipt of approval from the ARC, the Owner shall, as soon as practicable, satisfy any and all conditions of such approval and diligently proceed with the commencement and completion of all approved excavation, construction and alterations.

8.4.1 Delay/Revocation. In all cases, work shall commence within one (1) year from the date of approval. If work is not so commenced, approval shall be deemed revoked unless the ARC, pursuant to written request made and received prior to the expiration of said one (1) year period, extends that period of time.

8.4.2 Contractor. No improvements may be made on any Lot by a contractor other than one properly licensed under the laws of the State of Washington, unless prior approval of that Contractor has been given by the ARC.



8.5 **COMPLETION OF WORK.** Any improvement commenced pursuant hereto shall be completed within twenty-four (24) months from the date of approval of the plans and specifications therefore by the ARC; provided, that such twenty-four (24) month completion period may be extended for a period of time equal to the time such improvements are delayed or prevented from being completed due to strike, fire, national emergency, natural disorder, or other supervening force beyond the reasonable control of Owner or if completion of the proposed improvements would impose a great hardship upon the Owner. Failure to complete the proposed improvements within the required time period, as extended, shall constitute a breach of this Declaration and the party in breach of this Section shall be subject to the enforcement procedures set forth in Section XI.

8.6 **TEMPORARY BUILDINGS.** Except as provided in paragraph 9.5 below, no trailers, temporary buildings, or other temporary structures shall be permitted on a Lot.

8.7 **LAWS AND REGULATIONS.** Each Owner shall comply with all laws, regulations, and ordinances of any federal, state, or local government entity with jurisdiction over the property.

8.8 This section has been intentionally left blank.

8.9 **FIRE PROTECTION.** All Structures shall be protected by an automatic sprinkler system when required by Skagit County Fire Marshal.

IX. LAND USE RESTRICTIONS:

9.1 **REGULATIONS.** Each Owner shall comply with all laws, regulations, ordinances, and orders of competent public authorities applicable to Fidalgo Bay. Each Owner shall also comply with all of the terms and conditions of the plats, building permits, and all other permits and approvals given by public authorities for the Owner's building site.

9.1.1 **Claims to Dedicated Streets Prohibited.** All rights and/or claims to use, for ingress/egress and utility, of the dedicated platted streets of Fidalgo Bay are hereby reserved unto the Association and all owners are hereby prohibited from making claim to any ingress/egress and utility rights to said streets.

9.2 **SUBDIVIDING.** No Lot (as aggregated) may be subdivided.

9.3 **VEHICLES AND BOATS.** No trucks, tractors, bulldozers, other heavy equipment, boats, utility trailers, motor homes, travel trailers, or similar recreational or utility vehicles may be stored on any Lot unless they have been screened or hidden in a manner acceptable to the ARC in its sole and unfettered discretion; such uses are not favored within the property.



9.4 **WASTE MATERIAL/RECYCLING.** No Lot shall be used as a dump for trash or rubbish any kind. All garbage and other waste shall be kept in sanitary containers for proper disposal for all garbage and rubbish. Rocks, dirt, brush, grass and other materials generated as a result of landscaping or maintenance shall not be dumped into the roads, setback areas, or common areas. All owners are strongly encouraged to recycle waste materials, and the ARC is hereby authorized to provide appropriate recycle facilities to promote said activity.

9.5 **TEMPORARY STRUCTURES.** No structure of a temporary character, including mobile homes, trailers, basements, tents, shacks, garages, barns, or any other structure, shall be used on any Lot at any time as a permanent residence. Campers, trailers, mobile homes, motor homes, and other similar movable residential vehicles may be used for temporary periods only if approved in advance by the Board.

9.5.1 Trailers, temporary buildings, and the like shall be permitted only for construction purposes during the construction period of permanent improvements. Such structure shall be placed as inconspicuously as practicable, shall cause no inconvenience to Owners or occupants of other Lots, and shall be removed no later than thirty (30) days after the date of substantial completion or beneficial occupancy of the improvement for which the temporary structure was used.

9.5.2 The type, number, and location of any trailer, temporary building, or other temporary structure allowed under this section shall be determined by the ARC, in its sole discretion.

9.6 **ANIMALS.** No animals other than dogs or cats may be kept within Fidalgo Bay, except small household domestic animals or birds kept only inside a residence, unless approved by the Board. Such approval shall be based on the compatibility of the animal to the nature of the lot, and the impact imposed on neighboring properties.

9.6.1 The total number of dogs shall not exceed three (3) per Owner. Dog shall not be allowed to run free; they shall be kept on a leash, tied up, or in a fenced enclosure approved by the ARC. No Pit Bull, or other breed which may impose a danger, shall be allowed.

9.6.2 In no event shall the keeping of any animals result in inappropriate noise, odor, debris, or a public nuisance or annoyance to the Owners of adjacent Lots as determined within the sole and unfettered discretion of the Board.

9.6.3 The Board itself may at any time remove or require the removal of any animal which it finds is disturbing other Owners unreasonably or which animal does not come within the definition of animals allowed on the Owner's premises.

9.7 **SIGNS.** No sign of any kind shall be displayed to the public view on any Lot except for: one sign of not more than 6 square feet advertising a lot for sale or rent; one single personal



residence sign of not more than 4 square feet; any permanent subdivision, trail and entrance markers; or traffic signage.

9.8 DRAINAGE. No drainage water on any Lot shall be diverted or blocked from its natural course so as to discharge onto another Lot or the roadway easement except by Skagit County as provided herein. Each Owner must install a culvert in the roadside ditch when he builds his driveway.

9.9 SEWAGE. No individual sewage disposal system shall be permitted on any Lot unless such system is designed, located, and constructed in accordance with the requirements, standards, and recommendations of the Skagit County Health Department. Approval of such system as installed must be obtained from such authority.

9.10 NUISANCES. No noxious or offensive activity shall take place on any Lot, nor shall any action or inaction on the Lot cause an annoyance or nuisance to the neighborhood. No Lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such Lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept or operated upon any Lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding property. In particular, inoperable vehicles or unsightly devices of any kind shall not be stored on any Lot in view of the roadway or the homes of other Owners.

9.11 ENCROACHMENT ON EASEMENTS. No building or permanent structures of any kind shall be permitted within any native growth protection easements, nor within the storm drainage easements unless approved by the ARC and the Skagit County Hydraulics Department.

9.12 SETBACKS. All homes or other structures built upon the Lots shall be set back from all Lot lines in accordance with the applicable Skagit County zoning requirements. Lot Owners may not top, prune, or remove any trees within the setback areas or do any grading within the setback areas except to provide an access roadway to a dwelling unit, construct fences, clean up debris (i.e., stumps, dead trees, brush piles, etc.), or as otherwise expressly provided for herein.

9.13 CONFLICTS. Various restrictions in this Section IX are also addressed in Section X, and the conditions and restrictions in Section X will supersede those in this Section IX in case of any conflict.

9.14 WIRES. No lines or wires for the transmission of electric current or for telephone use shall be constructed, placed, or permitted to be placed upon any Lot outside the buildings thereon, unless the same shall be underground or in a conduit attached to the building, unless otherwise approved by the ARC.



9.15 COMMUNICATION EQUIPMENT. No exposed or exterior radio, television, or other communication antennas or devices (including satellite dishes) shall be erected, placed, or maintained within Fidalgo Bay, unless approved by ARC.

9.16 TANKS. No elevated tanks of any kind shall be erected, placed, or permitted on any part of the Property. Any tanks for use in connection with any residence constructed on such premises, including tanks for the storage of fuels, must be buried or walled sufficiently to conceal them from view from neighboring Lots, roads, or streets.

9.17 ENCLOSURES. All clothes lines, garbage cans, equipment, coolers, wood piles, or storage piles shall be walled in to conceal them from view of neighboring Lots, roads, or streets; plans for all enclosures of this nature must be approved by the ARC prior to construction.

9.18 LIGHTING. No mercury vapor or similar high-intensity lights will be permitted within Fidalgo Bay unless approved in advance by the ARC.

9.19 RENTAL/LEASING

9.19.1 It is recognized that homes may be leased or rented on a month-to-month basis by their Owners or successors in interest. A mortgagee in possession of any Lot may lease or rent it for any term at its discretion.

9.19.2 Each lease or rental agreement shall be in writing, and by its terms shall provide that it is subject in all respects to the provisions of these Declarations and the Bylaws of the Association. Any failure by a lessee to comply with all terms contained in this Declaration or the Association's Bylaws shall cause the Lease to be in default, and the default may be enforced directly by the Association. No owner may lease less than the entire home without Board approval.

9.19.3 The Association may supervise all leasing, rental, or subleasing of homes to ensure compliance with these provisions, and the Association may require the Owner to deposit not more than two (2) months market rental value of the home (regardless of the actual rental rate) with the Association treasurer to ensure compliance with the Association rules and this Declaration, and to cover any damage to Common Areas and facilities.

9.19.4 Separate rental of any guest house or "apartment" within or associated with a house is prohibited, the occupancy thereof being limited to family members, guests, or household staff.

9.21 PARKING. Parking areas are restricted to use for parking of Owners and their guests, agents or invitees. No travel trailer, camper trailer, recreational vehicle, mobile home, boat, boat trailer, trailer, or similar vehicle shall be permitted to be left in any parking area other than Common Areas specifically designated therefore. The Board may require removal of any inoperative or unsightly vehicle, and any other equipment or items improperly stored in any



parking areas. If improper use of parking areas is not immediately corrected the Board may cause removal at the risk and expense of the owner thereof. The use of all parking areas shall be subject to the rules and regulations adopted by the Board.

9.21.1 Regular on-street parking of vehicles within the Property shall not be permitted.

9.22 DRIVEWAYS, WALKWAYS, ETC. Driveways, walks, and other common facilities used for access shall be used exclusively for normal ingress and egress, and no obstruction shall be placed therein unless permitted by the Board.

9.23 INSURANCE. No Owner shall permit anything to be done or kept on their premises or on the Common Areas which will increase the fire insurance premiums for any Member or result in the cancellation of insurance. Neither shall any Owner erect, construct, or allow any type of apparatus or recreational equipment in any Common Area that would increase the risk of harm and liability to other owners.

9.24 COMMON AREAS. The following activities shall not take place in or upon the Common Area without the prior written approval of the Board:

9.24.1 No motorized vehicles of any kind shall be allowed except for maintenance and construction purposes;

9.24.2 No leaves, rocks, dirt, or yard rakings shall be dumped;

9.24.3 No boats or motor vehicles shall be parked or stored;

9.24.4 No sheds, gardens, bulkheads, or other structures or personal improvements shall be constructed or maintained; and

9.24.5 No trees or bushes shall be cut or mutilated.

9.25 SMOKE. Air quality is of concern to the Owners. No wood stoves shall be allowed on any Lot unless such stove has Environmental Protection Agency certification and was manufactured after 1987. Offensive or obnoxious smoke emissions shall be considered a nuisance to the neighborhood, and the ARC shall be the sole and unfettered judge of what level of emissions is acceptable.

X. VIEW EASEMENT/TREES:

10.1 VIEW EASEMENTS. An integral part of the value and aesthetic appeal of Fidalgo Bay is based on the harmonious balance between preservation of the native trees and vegetation and providing residential sites with marine-mountain views. To achieve this balance, most Lots have



a designated building site area which limits residential construction to the site areas boundaries. View corridors have been provided for each building site area. No additional view corridors shall be created for any Lot. In order to provide for and protect established view corridors, non-exclusive perpetual view easements upon, over, and above all Lots, subject to the guidelines set forth below are hereby established, which shall be used, protected, and enforced in accordance with the terms and conditions set forth herein.

10.1.1 The locations of a guest home or other structure on a portion of a Lot may be permitted, but is subject to ARC approval to determine that the structure will not have an unreasonable adverse effect on the views of another Lot.

10.1.2 A Lot Owner may plant trees within his Lot only with prior ARC approval of the landscaping plan and its determination that said trees will not have an unreasonable adverse effect on the views of another Lot.

10.2 NATIVE GROWTH. Native growth trees over six (6) inches in diameter shall not be permitted to be destroyed or removed except (i) within the Building Site Area or (ii) as approved in writing in advance by the ARC. In the event such trees are removed by an Owner or his contractor or agent, except as stated above, the ARC may require the replanting or replacement of same; the cost thereof shall be borne by the Lot Owner. If the Lot Owner does not replace same within 30 days of notice from the ARC, the ARC may replace any tree and charge the Owner therefore and secure that expense by recording a lien against the Lot in the manner of any other violation hereunder.

10.2.1 Thinning of heavy or low-growing branches or limbs shall be acceptable with prior approval of the ARC.

10.3 "OLD GROWTH" PRESERVATION. Any owner who willfully or negligently causes the death or damage resulting in the death of any tree designated "Old Growth", without the express written consent of the ARC shall immediately lose all rights of membership in Fidalgo Bay Community Association for a period of not less than one year and shall be fined a minimum of twenty-five thousand dollars (\$25,000.00) per tree. To secure said fine, the ARC shall cause to be filed a Claim of Lien with the Skagit County Auditor upon said Owner's Lot(s). "Old Growth" shall be defined as any tree of 100 years of age or more.

10.4 ASSOCIATION CUTTING PLAN. Tree cutting on developed Lots or with common areas may only be done pursuant to a "cutting plan" prepared and administered by a forester designated by the Board. The cutting plan shall preserve as many trees as possible under prudent forest practices, while still fully carrying out the purposes of this view easement. Trees may be cut only in accordance with the following priorities:

(i) Topping and Pruning – in a way which leaves healthy, attractive trees.



- (ii) Thinning – selective removal of some trees in an area.
- (iii) Clearing – the creation of small meadows. Land may be cleared only if all the slash and cutting debris are removed, the stumps are removed, and the disturbed areas are planted with an approved grass or ground cover.

10.4.1 Plan Approval. The proposed cutting plan shall be open to comment by the Owners at a regular or Special meeting of the Association called for this purpose. The final cutting plan is subject to approval by the Board. If twenty-five percent (25%) of the Members of the Association sign a petition opposing an approved cutting plan, the Board must call a special meeting of the Members to vote on this issue, and implementation of the cutting plan must be postponed. If sixty percent (60%) of the Member votes entitled to be cast are voted against the cutting plan, it shall be defeated. The Members may not adopt a new cutting plan at this meeting. Board Members may not vote on cutting plans which benefit their Lot.

10.5 LIMITATIONS. Tree removal shall be permitted only between April 1 and June 30 of any year, or when an immediate danger to improvements is present. Roads and driveways may be blocked only for short periods during daylight hours. Any damage to improvements on the Lots shall be promptly repaired. Cutting debris shall be disposed of and the Lots reasonably cleaned up after cutting is completed. The forester may sell merchantable timber and apply the proceeds to reduce the cost of the tree cutting and the tree cutting plan.

10.6 COST. All cutting pursuant to the cutting plan shall be paid by the Association, and charged to the benefited Owners on the basis of one share per benefited Lot. The Board shall determine within its sole discretion which Lots are benefited by a cutting plan. The amount charged shall be considered a special assessment and shall be collected from each benefited Owner in accordance with Section V.

XI. INTERPRETATION, ADMINISTRATION, AND ENFORCEMENT OF THIS DECLARATION:

11.1 The Association may from time to time adopt reasonable additional provisions in its Bylaws or in the rules and regulations of the Association as may be necessary or advisable to insure compliance with or to supplement the foregoing covenants, conditions and restrictions, and the Owners shall comply with all respects therewith. The ARC or the Association may at all reasonable times enter upon any Lot for the purpose of performing their functions under this Declaration.

11.2 Each Owner shall comply strictly with the provisions of this Declaration and with the Bylaws, rules, and regulations adopted by the Board. The failure to comply shall be grounds for an action to recover sums due for damage, or injunctive relief, or both, and be maintainable by the Board acting through its officers on behalf of the Association, or by the aggrieved Owner on



his own. The ARC, the Association, a Lot Owner, or Skagit County shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The violator(s) shall be responsible for all costs incurred in enforcing this Declaration, including all court costs, expert witness fees, and reasonable attorney's fees whether or not the matter goes to trial.

11.3 No building construction, landscaping, remodeling, or alteration work which has commenced shall be deemed in violation of this Declaration if the same was authorized by the ARC permits issued pursuant to this Declaration.

11.4 The Owners, the Association, the ARC, the Board, and their agents and employees shall not be liable for any damage, loss, or prejudice suffered or claimed by any person on account of:

11.4.1 The approval or disapproval of any plans and specifications, whether or not in any way defective.

11.4.2 The development of any Lot or the construction of any improvement, or performance of any work, whether or not pursuant to approved plans and specifications.

11.4.3 Injury to any person or property due to construction, the performance of any work, location of any physical object, or resulting from the performance of any industry or other activity within Fidalgo Bay.

Each Owner shall hold the Owners, the Association, the ARC and the Board harmless from any and all such claims which might arise from any activity, construction, or condition existing on such Owner's Lot.

11.5 If a Lot is not maintained in accordance with this Declaration after ten (10) days written notice from the ARC, then the ARC shall have a right of entry onto the Lot to accomplish such work in any manner within its sole and unfettered discretion, and the reasonable cost of such work shall be a personal obligation of the Owner and a lien upon the Lot. Said lien may be perfected by filing a Notice of Lien with the Skagit County Recording Officer, and the priority of said lien shall date from the time of filing. Said lien may be foreclosed and include reasonable attorney's fees and other costs incurred in connection therewith in the same manner as any other enforcement action hereunder.

XII. This section has been intentionally left blank.

XIII. COVERAGE/AMENDMENT:



13.1 COVENANTS RUNNING WITH THE LAND. The covenants, conditions, restrictions, uses, limitations, and obligations contains in this Declaration shall be deemed to run with the land and shall be a burden and benefit upon the Lots and all other portions of the Property and the Common Area, and shall be binding upon all persons acquiring or owning any interest therein, their grantees, successors, heirs, executors, administrators, and assigns until January 1, 2050, after which time they shall be automatically extended until terminated by an instrument approved by a sixty-seven percent (67%) Membership vote.

13.2 AMENDMENT. This Declaration may be amended at any time by an instrument approved by a sixty-seven percent (67%) Membership vote.

13.2.1 Any termination or amendment under this paragraph 13.2 as set forth above must be executed and acknowledged by the President and Secretary of the Association, and be recorded with the Skagit County Recording office. It shall describe the amendment, state that it was duly adopted at a regular or special meeting of the Association Membership, and that the required votes for approval were obtained.

13.3 RECORDING. Any changes in the Map, Plat, or in this Declaration shall be placed of record as amendments thereto as soon as they are fully executed.

13.4 EFFECTIVE DATE OF AMENDMENTS.

13.4.1 Amendments to this Declaration or to the Map or Plats shall be effective upon the date the same are duly approved and provided herein, but shall not be binding upon third parties without knowledge thereof until recorded with the Skagit County Auditor.

13.4.2 Amendments to the Map and Plats shall be accompanied by an amendment of this Declaration which refers to and describes the amendment to the Map or Plat.

XIV. MISCELLANEOUS:

14.1 NOTICES. Any notices permitted or required under provisions of this declaration may be delivered either personally or by mail. If delivery is by mail, any such notice shall be deemed to have been delivered 48 hours after a copy has been deposited in the United States mail. Notice to Lot Owners shall be sufficient if addressed to the mailing address for the Lot, or if such Lot is unimproved, then to the address to which Skagit County then sends notice of real property tax assessments. Notices to the Association may be given to the person entitled to receive service of process or to the President or Secretary of the Association at the address set forth below, or as subsequently changed by notice from the Association to the Membership.



14.2 SEVERABILITY. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or a portion hereof shall not affect the validity or enforceability of any other portion.

14.3 INTERPRETATIONS. The provisions of this Declaration shall be liberally construed to effectuate its purposes to create a uniform plan for the development and maintenance of the Property in accordance with the intent and purpose of this Declaration.

14.4 CONFLICTS. In case of conflict between this Declaration and the Association's Articles of Incorporation this Declaration shall control; in case of conflict between this Declaration and the Association's Bylaws or any resolution or other action of the Board or the Association, this Declaration shall also control.

14.5 EFFECTIVE DATE. This Declaration shall take effect upon recording with the Skagit County Auditor.

DATED THIS 10th day of December, 2010.

FIDALGO BAY COMMUNITY ASSOCIATION

BY: Ronald Fry
PRESIDENT
Printed Name: Ronald Fry

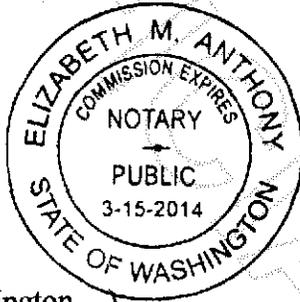
BY: Fred L. Wintermantel
SECRETARY
Printed Name: Fred L. Wintermantel



State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Ronald Fry is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the PRESIDENT of FIDALGO BAY COMMUNITY ASSOCIATION to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 10, 2010

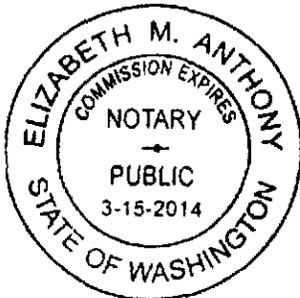


Elizabeth M Anthony
NOTARY PUBLIC
Printed Name: Elizabeth M Anthony
My appointment expires: 3-15-2014

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Fred L Wintermantel is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the SECRETARY of FIDALGO BAY COMMUNITY ASSOCIATION to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 10, 2010



Elizabeth M Anthony
NOTARY PUBLIC
Printed Name: Elizabeth M Anthony
My appointment expires: 3-15-2014

