

Return address:



201204040045
Skagit County Auditor

4/4/2012 Page 1 of 4 1:01PM

Document Title:

Covenant.

Reference Number:

200812290097

Grantor(s):

additional grantor names on page ____

1. James & Jo Nelson

2.

Grantee(s):

additional grantee names on page ____

1. Public

2.

Abbreviated legal description:

full legal on page(s) ____

Lot 1 of Shoreview Estates

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____

P128195.

This replaces covenant Ref # 200812290097

COVENANT

Lot 1 - P128195 - Lot 2 - P128196 - Lot 3 - P128197 - Lot 4 - P128198
Lot 5 - P128199 Road - P128200 Shorewood Heights Lane

It is hereby made known that Jo and Jim Nelson owners in fee simple of the lands herein platted, do by these presents make, establish, confirm and hereby impress upon the lots and tracts in said plat the following restrictive covenants for the benefit and protection of all lots and tracts therein and the owners thereof, these covenants to run with the land and bind said owners and all of their heirs, successors and assigns.

1. Lots 1,2,3 and 4 shall be used exclusively for private single family residences with only one principal residence permitted on each lot. Lots 1,2,3 and 4 will each hook into the existing drainage pipe that feeds the retention pond.
2. Lots 1,2,3 and 4 will be permitted home occupations and professional uses not in conflict with permitted uses under County zoning. Provisions shall be permitted provided that such uses are quiet, dignified and compatible with the area, do not require outside storage of materials or finished products, do not constitute or become public nuisances and do not require more than occasional visits by clients, customers or associates. No signs, other than small individual name plates of tasteful and dignified design shall be permitted in connection with such uses.
3. Lots 1,2,3 and 4 - Occupancy of residences shall be primarily by the owners thereof, and no residence shall be maintained exclusively for rent or lease. Owners occupying a residence on a seasonal basis, may rent or lease those structures on an intermittent or seasonal basis for only such periods of time.
4. Lots 1,2,3 and 4 - No mobile homes shall be permitted. Each home will be a minimum size of 1800 sq feet and a maximum of 5,000 sq feet. Height restrictions will be dictated by County zoning. Excessive parking of vehicles beyond the normal needs of one residence will not be permitted.
5. Lots 1,2,3 and 4 shall have a building restriction that all buildings will be permitted within the building area only. Each lot will be permitted to build only in the "building area". The building area will be a minimum of 25 feet from the road to a maximum of 75 feet from the road. Buildings will not be permitted outside the "building area" in order to protect the view of others. Any other construction, landscaping, fencing or anything that impairs the view of other lots will not be permitted. No lot shall be permitted to affect the view from any of the adjoining lots in any form.
6. No trailer, camper, tent, temporary building, basement garage or other accessory building shall be used as a principal residence at any time except during the construction of the principal residence. Period of time allowed for construction will be one year.



201204040045

Skagit County Auditor

7. Not more than one each personally owned camper, travel trailer, motor home or trailered boat may be stored on residential lots and the same shall not be occupied except as permitted under Covenant 6 above.

8. The road Shorewood Heights Lane shall not be used for the parking or storing of abandoned vehicles or for vehicles not in use.

9. Household pets and domestic birds, fowl and animals may be kept provided that the number thereof is not excessive or their keeping is not noxious, noisome or offensive, and that the same are not kept or bred for commercial purposes. All animals will not be permitted to stray onto adjoining lots and will be kept under control at all times.

10. No lot shall be used or maintained as a dumping ground for trash, rubbish, garbage or other waste, and none of the same shall be allowed to accumulate. Any such material shall be kept in closed and sanitary containers and be disposed of regularly.

11. Lot 5 shall not be bound by this covenant unless where explicitly mentioned. There will be access to lot 5 from both the road that services lots 1,2,3 and 4 and also the road from SneeOosh. Business signs may be placed both at the entrance at SneeOosh and at the entrance from the access road above. Animals, specifically dogs and horses may be kept. A greenhouse or outbuildings may be constructed as dictated by the County. All signers/owners of this covenant agree to accept the activities of Lot 5 and will not question, show contempt or challenge the activities at any time.

12. Owner of Lot 5 will be fully responsible for the operation and maintenance of the waterfall and pump house. Lots 1,2,3,4 and 5 will share equal costs of maintenance of the retention pond if and when needed. Lots 1,2,3 and 4 will share equal responsibility for the maintenance of Shorewood Heights Lane.

13. Nothing herein contained shall impair or defeat the lien of any mortgage or deed of trust now or hereafter in effect or recorded covering any lot or tract in this Plat, but title to any property in said Plat obtained through sale and satisfaction of any mortgage or deed of trust shall be held subject to all of the provisions of these covenants.


14. Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants, to restrain such violation or attempted violation or to recover damages resulting from any violation or violations thereof.



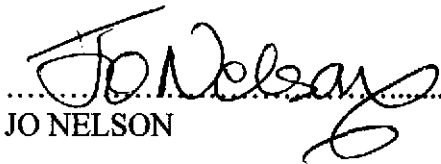
201204040045

Skagit County Auditor

15. Invalidation of any one of these covenants or provisions by judgment or order of any court shall not affect any of the other covenants or provisions, which shall remain in full force and effect.


.....
JIM NELSON

Date 4-3-2012


.....
JO NELSON

Date 4-4-2012



201204040045
Skagit County Auditor