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LAND TITLE OF SKAGIT COUNTY

m-20115

ACCOMMODATION RECORDING

COVENANTS, CONDITIONS, DESIGN GUIDELINES AND RESTRICTIONS
FOR

ALLEN 4 LOT BLA, W. 6th St., Anacortes, Parcel # 58451

THIS DESIGN GUIDELINES (this "Declaration") is made by Thomas L. and Pamela J. Allen, a married couple ("Declarant") as of the 15th day of November, 2013.

RECITALS

Declarant is the owner of certain real property (the "Property") in Skagit County, Washington, legally described on Exhibit 1 hereto.

The Property is subdivided as shown in the Plat for Allen 4 Lot BLA, W 6th St., Parcel #58451 recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

NOW, THEREFORE, Declarant declares that the Property subject to all restrictions and easements of said plat, shall be held, transferred, sold, conveyed, leased, used and occupied subject to the Design Guidelines protecting the value and desirability of and which shall touch and concern and run with title to the Property and which shall be binding on all parties having any right, title, or interest in the Property or any portion thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

CONSTRUCTION ON LOTS AND USE OF LOTS

Section 1.1 Minimum Size. The floor area of the main house Structure, exclusive of open porches and garages shall (i) be not less than 1,800 square feet for a dwelling containing a single level and (ii) 2,000 square feet for a dwelling containing two (2) levels. Each home must have a garage, attached or unattached, which shall be of such size as to accommodate at least two full size automobiles. No Carports are allowed.

Section 1.2 **Design Guidelines.** In all instances, all homes shall comply with the building requirements of the City of Anacortes and any other governmental agency that has jurisdiction over the building process.

Design Approval: Architectural building plans, landscaping plans and exterior roof and structure colors are to be approved by 50% of the lot owners based on the Design Guidelines defined in this document. Plans must be submitted to all of the lot owners with a two week review timeline. The plan review approval is to be completed prior to submission to the City of Anacortes for a building permit. All exterior painting colors, roofing, siding, decking, fencing and masonry choices should also be submitted with a two week review timeline prior to application or construction of the items. If review responses are not received back within a two week time period of submission receipt, then lot owners may proceed with design choices.

Buildings and homes constructed on Allen 4 Lot W. 6th St., Parcel # 58451, Anacortes, WA are to reflect "Craftsman Northwest Style" of design. This design style typically uses materials found in the area. Compliant designs will reflect a style which will be harmonious with the territory and the neighborhood. Craftsman Bungalow style architecture would be one example, with flexibility for the level of individual architectural expression appropriate to the surrounding neighborhood.

Manufactured and/or mobile homes are not allowed in this project.

- 1.2.1 **Roofing:** All roof pitches to be 6/12 minimum. An exception on roof pitch will be made for covered porches and shed dormers to be a 1/12 minimum. Exposed rafters or enclosed soffits are required. All roofing material shall be a dark "earth tone" color in the brown, black, or grey family. Roofs to have a minimum of 12" overhang, except at dormers. All gable roof overhangs will be supported by some type of structural brace whether it is a knee brace or exposed beams.
- 1.2.2 **Exterior Walls and Decks:**
- Rock and stone veneers are required on at least 20% of the street front sided area. Rock veneer shall be an "earth tone" color in the beige, brown or grey family. Rock and stone veneers should be structural or appear structural and must continue to finish grade level.
 - Approved siding materials would be shingles, cedar board and batt, horizontal lap, vertical or horizontal channel, Hardi Plank or similar "wood look" siding products, or T & G. This siding is to be stained or painted.
 - Deck rails should be post and picket, or solid walls sided with siding material appropriate to the home. Glass railing and or cable railing systems will be allowed as long as the supporting posts are 5" or larger.
 - Building exteriors should be broken into several planes, creating visual interest. Building elevations in excess of two stories will be broken vertically with at least one of the following: deck, roof, cantilever sections, trellis or other architectural details that may visually reduce the height of that building elevation.



- Trim Details shall be Craftsman in style, large window and door trim with a 3.5" minimum, water tables or belly bands required at horizontal siding breaks. Trim will not be removed as a cost saving measure unless it can be shown that trim is not fitting with the proposed design.
- Post and beam entries or other post and beam accents when possible.

1.2.3 Exterior Colors:

- Walls are to be painted and/or stained medium to dark browns, grays, greens or blues with a matte finish.
- Trim and accent colors will be medium to dark, muted browns, greens, reds, grays, blues and off-whites. Vinyl window frame colors excluded.
- Roofs are to be medium to dark browns or grays.

1.2.4 Fences, Walls and Gates:

- All fences shall be architectural in design. Design, material, location and color are to be approved by 50% of the W. 6th Allen BLA, Parcel #58451 lot owners.
- Cedar fences can be left to gray naturally or stained with an approved color to compliment home and landscape colors.
- No chain link or vinyl fencing.

Section 1.3 Use Restrictions.

- 1.3.1 **"Maintenance of Buildings and Lots"**. Each Owner shall, at the Owner's sole expense, keep the interior and exterior of the Structure on the Owner's Lot, as well as the Lot, in a clean and sanitary condition, free of motor vehicles of any type that are in obvious disrepair or in non-working condition and stored on the property, free of rodents and pests, and in good order, condition and repair and shall do all redecorating, painting, landscaping, and maintenance at any time necessary to maintain the appearance and condition of the Structure and the Lot. The landscaping shall be maintained to the curb on the edge of the street.
- 1.3.2 **"Trash Containers and Debris"**. All trash shall be placed in sanitary containers. No Lot or any portion thereof shall be used as a dumping ground for trash or rubbish of any kind. Compost piles may be kept upon the Lots provided they are kept in a clean, neat and sanitary condition.
- 1.3.3 **"Offensive Activity"**. No noxious or offensive activity, including but not limited to the creation of excess levels of noise, shall be carried on in any Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners or tenants.
- 1.3.4 **"Damage"**. Any damage to streets, plat improvements, all fences, landscaping, mailboxes, lights and lighting standards by Lot Owners, their children, agents, visitors, or service personnel shall be repaired by such Owner within fourteen (14) days from the occurrence of such damage.



1.3.5 "Landscaping Height Restrictions". All landscaping on the north half of each lot, including but not limited to, trees, bushes, grasses, etc. shall be trimmed and maintained not to exceed 12' in height as measured from original grade. The use of "Dwarf" type of trees is to be the tree standard. It is imperative that this height restriction is followed and enforced to protect the views of neighbor(s).

1.3.6 "Compliance with Laws". Notwithstanding anything to the contrary set forth herein, each Owner shall comply with the more restrictive of either (i) the terms or conditions of this Declaration, or (ii) the laws, codes, ordinances, and regulations of any governmental entity having jurisdiction.

**ARTICLE 2
ASSIGNMENT BY DECLARANT**

Declarant reserves the right to assign, transfer, sell, lease, or rent all or any portion of the Property and reserves the right to assign all or any of its rights, duties, and obligations created under this Declaration.

DATED this 15th day of November, 2013.

By: 
THOMAS L. ALLEN

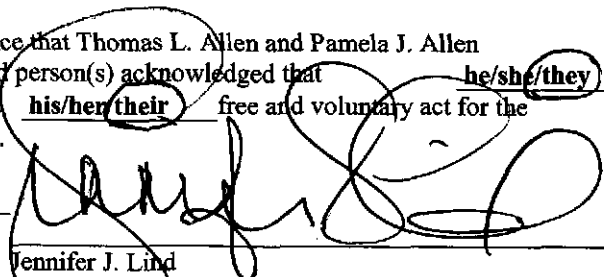
By: 
PAMELA J. ALLEN



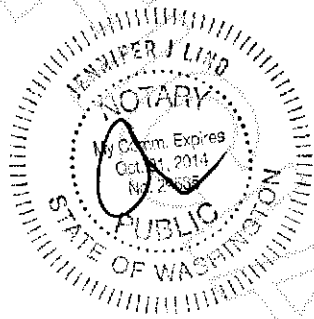
State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas L. Allen and Pamela J. Allen
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 11/15/2013



Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at: Bow
My appointment expires: 10/01/2014



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