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Gourley Law Group  
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<b>Document Title:</b>	Declaration of Covenants, Conditions and Restrictions of Plat of Mangat Estates
<b>Grantor:</b>	Harbhajan Mangat Khushdev Mangat
<b>Grantee:</b>	Plat of Mangat Estates
<b>Legal Description:</b> The South Half of the Southwest Quarter of the Southeast Quarter and the East Half of the Southwest Quarter and Government Lot 3 and Government Lot 4, Section 30, Township 36, Range 5 East, W. M., except road.  <b>Situate in the County of Skagit, State of Washington.</b>	
<b>Assessor's Tax Parcel Nos.:</b> 127889; 127892; 127893; 127894; 127895; 127896; 127897; 127898; 127899.	
<b>Reference Nos. of Documents Released or Assigned:</b> N/A	

CC&Rs

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF**

**MANGAT ESTATES HOMEOWNERS ASSOCIATION**

**SKAGIT COUNTY, WASHINGTON**

THIS DECLARATION is made this 25<sup>th</sup> day of May, 2018, by the undersigned, hereinafter referred to as "Declarant."

**DESCRIPTION OF THE LAND**

A. Declarant owns certain real property and improvements commonly known as the Plat of Mangat Estates, located in Skagit County, Washington, and legally described above (the "Project").

B. For the benefit and protection of the Project, to enhance its value and attractiveness, and as an inducement to lenders and investors to make and purchase loans secured by Lots within the Project, Declarant agrees to provide herein for a method of use and architectural control within the Project.

NOW, THEREFORE, Declarant hereby declares that the Lots described herein shall be held, conveyed, encumbered, leased, rented, used, occupied and improved subject to the following uniform covenants, conditions, restrictions, reservations, grants of easement, rights, rights-of-way, liens, charges and equitable servitudes.

Any conveyance, transfer, sale, assignment, lease or sublease of a Lot in the Project, shall and hereby is deemed to incorporate by reference all provisions of this Declaration. The provisions of this Declaration shall be enforceable by Declarant, any Lot Owner, the Association, and the first mortgagee of any Lot.

**ARTICLE 1: INTERPRETATION**

1.1 **Liberal Construction** The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the operation and maintenance of the Project.

1.2 **Covenant Running with Land**. It is intended that this Declaration shall be operative as a set of covenants running with the land, or equitable servitudes, as applicable, binding on Declarant, its successors and assigns, all subsequent Owners of the Project or any Lots, together with their grantees, successors, heirs, executors, administrators, devisees or assigns.

1.3 **Declarant is Original Owner**. Declarant is the original Owner of all Lots and of the Project and will continue to be deemed the Owner thereof except as conveyances or documents changing such ownership regarding specifically described Lots or portions of the Project are filed of record by Declarant.

1.4 **Captions**. Captions given to the various articles and sections herein are for convenience only and are not intended to modify or affect the meaning of any of the substantive provisions hereof.

1.5 **Definitions**

1.5.1 "ACC" shall mean the Architectural Control Committee provided for in Article 6.

1.5.2 "Association" shall mean the Owners' Association provided for in Article 4 and its successors and assigns.

1.5.3 "Board" shall mean the Board of Directors of the Association provided for in Article 5.

1.5.4 "Bylaws" shall mean the duly adopted Bylaws of the Association.

1.5.5 "Common Area" shall mean all real property (including the improvements thereto) used by the Association for the common use and enjoyment of the Owners and shall include landscaping along the access road, drainage and drainage retention ponds, fire control tank and systems, and mailbox stands serving more than one Lot. See Section 2.1 for further definition.

1.5.6 "Declarant" shall mean the undersigned (being the sole Owner of the real property described in Exhibit A hereof) and its successors and assigns. Any assignment shall be by written instrument in recordable form, and made by the undersigned.

1.5.7 "Declarant Control Period" shall mean the period of time from the date of recording of this Declaration until one (1) year after the date upon which all of the Lots and any other portion of the Project that are subject to this Declaration have been sold, or any earlier period as may be agreed to by Declarant. A partial delegation of authority by Declarant of any of its management duties described in the Declaration shall not terminate the Declarant Control Period.

1.5.8 "Declaration" shall mean this Declaration and any amendments thereto.

1.5.9 "Home" shall mean and refer to any structure, or portion of a structure, located on a Lot, which structure is designed and intended for use and occupancy as a residence by a single family or which is intended for use in connection with such residence.

1.5.10 "Lot" shall mean and refer to any plot of land shown upon any recorded Plat Map of the Project, provided the "Lot" shall not include any land now or hereafter owned by the Association or by all of the Lot Owners as tenants in common, nor include any land shown on a Plat Map but dedicated to the public or to a governmental entity. Initially this Declaration shall be binding upon Lots 1-10 but specifically excluding Lot 2. It is anticipated that Lot 10 will be further divided in the future and all additional Lots created by subdivision shall be subject to and legal bound by this Declaration. The Tracts contained in the Plat are to be zoned agricultural and will be maintained by the Declarant and not be subject to this Declaration.

1.5.11 "Majority" shall be a decision made based on at least 75% approval of all Lot Owners, or if not all Lot Owners are present at a properly scheduled meeting of the owners, it shall be at least 75% approval of Lot Owners in attendance.

1.5.12 "Mortgage" shall mean a recorded mortgage or deed of trust that creates a lien against a Lot and shall also mean a real estate contract for the sale of a Lot.

1.5.13 "Mortgagee" shall mean the beneficial holder, or the designee of the beneficial holder, of an encumbrance on a Lot created by mortgage or deed of trust and shall also mean the vendor, or the designee of a vendor, of a real estate contract for the sale of a Lot.

1.5.14 "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Project, and, except as may be otherwise expressly provided herein, shall, in the case of a Lot which has been sold pursuant to a real estate contract, include any person of record holding a vendee's interest under such real estate contract, to the exclusion of the vendor thereunder. Any person or entity having such an interest merely as security for the performance of an obligation shall not be considered an Owner.

1.5.15 "Person" shall include natural persons, partnerships, limited liability companies, corporations, associations and personal representatives.

1.5.16 "Project" shall mean the real estate described in Exhibit A and all improvements and structures thereon, including such additions thereto as may hereafter be brought within the jurisdiction of the Association.

1.5.17 "Plat Map" shall mean the Plat Map(s) approved by the appropriate governmental entity. Plat Maps depict the layout of the Lots on the Project.

1.6 Percentage of Mortgagees For purposes of determining the percentage of first Mortgagees approving a proposed decision or course of action, a Mortgagee shall be deemed a separate Mortgagee for each Lot on which it holds a mortgage that constitutes a first lien on said Lot.

1.7 Percentage of Owners For purposes of determining the percentage of Owners approving a proposed decision or course of action, an Owner shall be deemed a separate Owner for each Lot owned by such Owner.

## **ARTICLE 2: COMMON AREAS**

2.1 Common Areas The Common Areas shall refer to those portions of the Plat (and improvements thereto) which have been or may hereafter be, dedicated to and owned by the public or a governmental entity over which the Association has the responsibility for maintenance and repair. This shall specifically include landscaping along the access road, drainage and drainage retention ponds, fire control tank and systems, and mailbox stands serving more than one Lot. Common Area shall not include any area designated on the plat as a Tract. The Common Areas shall for all purposes be under the control, management and administration of the Declarant. The Association (and the Owners who are members thereof) have the responsibility and obligation to maintain, repair and administer the Common Areas in a clean, attractive, sanitary and safe condition and in full compliance with applicable governmental laws, rules and regulations and the provisions of this Declaration.

2.2 Bonds Affecting Common Areas In connection with the improvement and governmental approval of the Project and the recording of the Plat Map, Declarant may from time to time procure one or more maintenance, improvement, performance or other bonds for the benefit of one or more governmental authorities or private parties. Declarant reserves to itself for the duration of the period for which any such bond is required to be maintained (whether during or after the Declarant Control Period), all rights necessary or convenient to allow Declarant, its agents or contractors to take such action with respect to the property and/or improvements covered by any such bond as may be required from time to time (i) to comply with the obligations for which the bond was issued, or (ii) by the governmental entity or private party that is the beneficiary or obligee of such bond. Without limiting the foregoing, Declarant, its agents or contractors shall have the right to enter upon any and all Common Areas or other portions of the Project affected by any such bonds and to abate, correct or remove any circumstance or condition that requires abatement, correction or removal by the beneficiary or obligee of the bond. Declarant, its agents or contractors shall not be deemed guilty of

any manner of trespass by any such entry, abatement, correction or removal. The rights reserved under this section with respect to any given bond shall continue through the date on which all obligations required by the governmental entity or private party with respect to such bond are performed, and the bond is surrendered to Declarant. Declarant shall be entitled to receive refunds of any cash bonds upon their expiration.

### **ARTICLE 3: OWNER'S PROPERTY RIGHTS**

3.1 **Owner's Rights of Enjoyment** Every Owner shall have a non-exclusive right and easement, in common with all Owners, of enjoyment in and to the Common Areas which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

3.1.1 The right of the Association to limit access to those portions of the Common Areas which in the opinion of the Board may be dangerous.

3.1.2 The right of the Association to dedicate or transfer all or any part of the Common Areas, including easements across said properties, to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members of the Association. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by the majority of the Owners has been recorded and the provisions of Article 12 hereof have been observed. Provided however, During the Declarant Control Period, the Declarant has the right to grant easements over, under, across and through any Common Area at Declarant's sole discretion.

### **ARTICLE 4: OWNERS' ASSOCIATION**

4.1 **Name of Association.** There has been created an association called Mangat Estates Homeowners Association (referred to hereinafter as the "Association").

4.2 **Form of Association** The Association is a nonprofit corporation formed and operated pursuant to Title 24 and Chapter 64.38, Revised Code of Washington. In the event of any conflict between this Declaration and the Articles of Incorporation or Bylaws for such nonprofit corporation, the provisions of this Declaration shall prevail.

#### **4.3 Membership**

4.3.1 **Qualification.** Each Owner of a Lot in the Project (including Declarant) shall be a member of the Association and shall be entitled to one membership for each Lot so owned. Ownership of a Lot shall be the sole qualification for membership in the Association.

4.3.2 **Transfer of Membership** The Association membership of each Owner (including Declarant) shall be appurtenant to the Lot giving rise to such membership, and shall not be assigned, conveyed, pledged or alienated in any way except upon the transfer of title to said Lot and then only to the transferee of title to such Lot. Any attempt to make a prohibited transfer of membership shall be void. Any transfer of title to a Lot shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

4.4 **Voting** The total voting power of all Owners shall equal the number of Lots at any given time and the total number of votes available to Owners of any one Lot shall be one (1) vote.

4.5 **Bylaws of Association** Bylaws for the administration of the Association and the Project and to further the intent of this Declaration may be adopted or amended by the Owners at a regular or special meeting; provided, that the initial Bylaws shall be adopted by Declarant, and during the Declarant Control Period, Declarant shall have the sole right to amend the Bylaws. In the event of any conflict between this Declaration and any Bylaws, the provisions of this Declaration shall prevail.

4.6 **Declarant Control Period.** During the Declarant Control Period, the Association and the ACC (as defined in Section 6.1 below), together with all Common Areas administered by the Association shall, for all purposes, be under the management and administration of Declarant or its assignees. During the Declarant Control Period, Declarant shall appoint the directors of the Association as provided in the Bylaws. Declarant may appoint any persons Declarant chooses as directors. At the Declarant's sole discretion, Declarant may appoint members of the Association to such committees or positions in the Association, including the ACC, as Declarant deems appropriate, to serve at Declarant's discretion, and Declarant may assign such responsibilities, privileges and duties to the members as Declarant determines, or for such time as Declarant determines. Members appointed by Declarant during the Declarant Control Period may be dismissed at Declarant's discretion.

Declarant's control of the Association during the Declarant Control Period is established in order to insure that the Project and the Association will be adequately administered in the initial phases of development and to insure an orderly transition of Association operations. From the beginning and after the end of the Declarant Control Period, the Association shall have the authority and obligation to manage and administer the Common Areas and to enforce this Declaration. Such authority shall include all authority provided for in the Association's Articles, Bylaws, Rules and Regulations and this Declaration, together with other duties that may be assigned to the Association in any easement. From the beginning and after the end of the Declarant Control Period, the Association shall also have the authority and obligation to manage and administer the activities of the ACC and its responsibilities.

#### **ARTICLE 5: MANAGEMENT OF THE ASSOCIATION**

5.1 **Administration of the Development** The Owners covenant and agree the administration of the Project shall be in accordance with the provisions of this Declaration and the Bylaws of the Association.

5.2 **Management by Declarant** The Project shall be managed on behalf of the Association by the Declarant during the Declarant Control Period. Declarant may terminate the Declarant Control Period as to all or a part of the Project by giving at least thirty (30) days' prior written notice of Declarant's election to permanently relinquish all of its authority under this Section 5.2 by written notice to all Owners. So long as Declarant is managing the Project, Declarant or a managing agent selected by Declarant shall have the exclusive power and authority to exercise all the rights, duties and functions of the Board and the Association set forth or necessarily implied in this Declaration; provided, however, that the Association may not be bound directly or indirectly to any contracts or leases without the right of termination, exercisable without cause and without penalty, at any time after transfer of control to the Board elected pursuant to Section 5.3, upon not more than ninety (90) days notice to the other party to the contract.

5.3 **Management by Elected Board of Directors** At the expiration of the Declarant

Control Period, the Association shall hold an election to elect the Board of Directors. Power and authority shall vest in the Board of Directors elected from among the Lot Owners. The number of directors shall be specified in the Bylaws and shall be sufficient to adequately handle the affairs of the Association. The Board may delegate all or any portion of its management duties to a managing agent or officer of the Association as provided for in the Bylaws. All Board offices shall be open for election at an organizational meeting. The Board shall elect from among its members a President who shall preside over meetings of the Board and the meetings of the Association.

5.4 **Authority and Duties of the Board.** On behalf of and acting for the Association, the Board (or the Declarant or Declarant's managing agent as provided in Section 5.2 hereof), for the benefit of the Project and the Owners, shall have all powers and authority permitted to the Board under this Declaration and any applicable law, including but not limited to the following:

5.4.1 **Assessments** Establish and collect regular assessments (and to the extent necessary and permitted hereunder, special assessments) to defray expenses attributable to carrying out its duties hereunder and maintain an adequate reserve fund for the maintenance, repair, improvement and replacement of those portions of the Common Areas or facilities which must be maintained, repaired or replaced on a periodic basis, which reserve shall be funded by the above assessments. The Association may impose and collect charges for late payments of assessments.

5.4.2 **Service** Obtain the services of persons or firms as required to properly manage the affairs of the Project to the extent deemed advisable by the Board, including legal and accounting services and property management services, as well as such other personnel as the Board shall determine are necessary or proper for the operation of the Common Area(s), whether such personnel are employed directly by the Board or are furnished by the manager or management firm or agent.

5.4.3 **Utilities** Obtain water, electrical and any other necessary utility service, including utility easements, as required for the Common Area(s). In addition, provide for the maintenance and operation of the fire control water reservoir.

5.4.4 **Insurance** Obtain and pay for policies of insurance or bonds providing Common Areas casualty and liability coverage, and for fidelity of Association officers and other employees, the requirements of which are more fully set forth in Article 15.

5.4.5 **Maintenance and Repair of Common Areas** Pay for the costs of painting, maintenance, repair and all landscaping and gardening work for all Common Areas and improvements located thereon, so as to keep the Project in a good, clean, attractive, sanitary and safe condition and in full compliance with applicable governmental laws, rules and regulations and the provisions of this Declaration. The foregoing shall include: the cost of maintaining landscaping along the access road, irrigation and replacement of dead or damaged plant material, storm water drainage and infiltration systems, water reservoir tank for fire control and similar facilities; the cost of maintaining, repairing and replacing mailbox stands that serve more than one (1) Lot; and such replacing and repairing of equipment, if any, for the Common Areas as the Board shall determine are necessary and proper. Notwithstanding the foregoing, during any period when Declarant has procured a bond for the benefit of the Project, which bond affects any portion of the property and/or improvements that constitute the Project and/or any required off-site improvements for the Project, neither the Board, the Association or any Owner shall have any right to disturb, modify, maintain, remove, replace, or repair any portion of such property or improvements that are covered by any such bond or to grant to a third party any license, right of entry, or easement over, under or through any portion of the Project covered by any such bond without the prior written approval of Declarant. Notwithstanding any provision of this

Declaration to the contrary, the approval rights described in the prior sentence shall be personal to the undersigned Declarant and shall not transfer to its successors and assigns.

5.4.6 **Maintenance of Rights of Way, Etc.** To pay for the costs of maintaining and landscaping rights of way, traffic islands and medians, or other similar areas which are within or adjacent to the Project boundaries, and which are owned by or dedicated to a governmental entity, if said governmental entity fails to do so.

5.4.7 **Landscaping, Etc.** To pay for the cost of constructing, maintaining, repairing and replacing: landscaping, irrigation and improvements, if any, which are located on or across Lots.

5.4.8 **Enforce Declaration** Enforce the applicable provisions of the Declaration for the management and control of the Project.

5.4.9 **Contracting and Payment for Materials, Services, Etc.** Contract and pay for any materials, supplies, labor or services which the Board should determine are necessary or proper for the enforcement of this Declaration, including legal, accounting, management or other services; provided that if for any reason any materials, supplies, labor or services are provided for particular Lots or their Owners, the cost thereof shall be specially charged to the Owners of such Lots.

5.4.10 **Attorney-in-Fact** Each Owner, by the mere act of becoming an Owner, shall irrevocably appoint the Association as his/her attorney-in-fact, with full power of substitution, to take such action as is reasonably necessary to promptly perform the duties of the Association and Board hereunder, including but not limited to the duties to maintain, repair and improve the Project, to deal with the Project upon damage or destruction, and to secure insurance proceeds.

5.4.11 **Adoption of Rules and Regulations; Fines** When and to the extent deemed advisable by the Board, to adopt reasonable Rules and Regulations governing the maintenance and use of the Project and other matters of mutual concern to the Lot Owners, which Rules and Regulations are not inconsistent with this Declaration and the Bylaws and which treat all Owners fairly and on a non-discriminatory basis. The Board may impose and collect charges for late payments of assessments and, after notice and an opportunity to be heard by the Board or by a representative designated by the Board in accordance with procedures as provided in the Bylaws or Rules and Regulations adopted by the Board, levy reasonable fines in accordance with a previously established schedule adopted by the Board and furnished to the Owners for violation of the Bylaws or Rules and Regulations of the Association.

5.4.12 **Additional Powers of Association** In addition to the duties and powers of the Association as specified in this Declaration, but subject to the provisions of this Declaration, the Association, acting through its Board, shall have the power to do all other things that it may deem reasonably necessary to carry out its duties and the purposes of this Declaration.

## **ARTICLE 6: ARCHITECTURAL CONTROL**

### **6.1 Construction and Exterior Alteration or Repair.**

6.1.1 All buildings and structures (including, without limitation, concrete or masonry walls, rockeries, fences, sheds, swimming pools, if any, or other structures) to be constructed within the Project, and all exterior alterations and repairs (including, but not limited to, reroofing or repainting) of any buildings or structures on the Project and visible from any public street, Common Area(s) or other Lot must be approved in writing by the Board, or by an Architectural Control



Committee ("ACC") composed of three (3) or more representatives appointed by the Board, at least two (2) of whom shall be Board members; provided, that during the Declarant Control Period, Declarant, at its option, may exercise all of the rights and powers of the Board under Section 6.1, including without limitation the rights and powers of the ACC. References in this Article 6 to the ACC shall be deemed to include the ACC, the Board, or the Declarant, as circumstances may dictate. Complete plans and specifications, including colors, of all such proposed buildings, structures, and exterior alterations and repairs, together with detailed plans showing the proposed location of the same on the particular building site and other data requested by the ACC, shall be submitted to the ACC along with a written request for approval signed by the Owner. Any exterior modifications in accordance with plans and specifications developed by the Declarant and filed with the Board at the time of transfer (pursuant to Section 5.3) shall be deemed approved exterior modifications.

6.1.2 The ACC will review all requests for approval of construction, alteration or repair for quality of workmanship and materials planned and for conformity and harmony of the external design with proposed or existing structures on the Lots, and for location of the building with respect to topography, finish grade elevation and building setback restrictions.

6.1.3 In the event the ACC fails to approve or disapprove such request within thirty (30) days after all required plans and specifications have been submitted to it, such approval shall be deemed given by the ACC.

6.1.4 All plans and specifications for approval by the ACC must be submitted in duplicate, at least thirty (30) days prior to the proposed construction or exterior alteration or repair starting date. Construction, alteration or repair shall not be started until written approval thereof is given by the ACC.

6.1.5 The ACC may require that said plans or specifications be prepared by an architect or a competent house designer approved by the ACC. One complete set of said plans and specifications shall in each case be delivered to and permanently retained by the ACC. All buildings or structures (including but not limited to garden sheds) shall be erected or constructed by, and all exterior alterations or repairs made by, a contractor, house builder or other person or entity approved by the ACC. The ACC shall have the right to refuse to approve any design, plan or color for such improvement, construction, or exterior alteration or repair visible from a public street, Common Areas or other Lot which is not suitable or desirable, in the ACC's reasonable opinion, aesthetic or otherwise.

6.1.6 In so passing upon such design, the ACC shall have the right to take into consideration the suitability of the proposed building or other structure, and the material of which it is to be built, and the exterior color scheme, to the site upon which it is proposed to be erected, the harmony thereof with the surroundings, and the effect or impairment that said structure will have on the view or outlook of surrounding building sites, and any and all factors, which, in the ACC's opinion, could affect the desirability or suitability of such proposed structure, improvements, or exterior alteration or repair.

6.1.7 The ACC shall have the right to disapprove the design or installation of a swimming pool or any other recreational structure or equipment, in the ACC's reasonable opinion, aesthetic or otherwise. In so passing upon such design or proposed installation, the ACC shall have the right to take into consideration the visual impact of the structure and the noise impact of the related activities upon all of the properties located in close proximity. Any enclosure or cover used in connection with such a recreational structure or equipment, whether temporary, collapsible, seasonal, or otherwise, shall be treated as a permanent structure for the purposes of these covenants, and shall be subject to all the conditions, restrictions, and requirements as set forth herein for all buildings and

structures.

6.1.8 The ACC shall have the right to require, at a Lot Owner's expense, the trimming or topping (or, if deemed necessary by the ACC, removal) of any tree, hedge or shrub on a Lot which the ACC determines is unreasonably blocking or interfering with the view or access to sunlight of another Lot.

6.1.9 Approval by the ACC is independent of, in addition to, and not to be construed as a representation as to compliance with any requirements for a permit, license or other approval by City of Monroe or other applicable governmental or quasi-governmental entity. The Lot Owner is responsible for obtaining any such governmental approvals.

6.1.10 Declarant (including any successor in interest to Declarant's status as Declarant) shall not be subject to the restrictions of this Section 6.1 as to any Lot owned by Declarant, either during or after the Declarant Control Period.

6.2 **Sales Facilities of Declarant** Notwithstanding any provision in this Declaration to the contrary, Declarant (and its agents, employees and contractors) shall be permitted to maintain during the period of sale of Lots and/or Homes upon such portion of the Project as Declarant still owns and as Declarant may choose, such facilities as in the sole opinion of the Declarant may be reasonably required, convenient or incidental to the construction, sale or rental of Lots and Homes, including but not limited to, a business office, storage area, signs, model units, sales office, construction office, and parking areas for all prospective tenants or purchasers of Declarant.

6.3 **Variances.** So long as Declarant owns any Lot, the Board may in its reasonable discretion, upon written request of the Declarant, grant a variance from the requirements of Article 7; thereafter, the Board may, upon written request of an Owner, grant a variance from the requirements of Article 7 only in cases where, because of the physical characteristics of the Lot, strict enforcement would result in an unnecessary hardship. The Board's authority to grant such a variance shall not be delegated to the ACC. Prior to granting such a variance, the Board shall hold an open hearing at which other Owners may comment. At least fifteen (15) days prior to such hearing, the Board shall give written notice of the nature of the requested variance to the Owner of each Lot immediately adjacent to the Lot for which the variance is requested; to other Owners that would reasonably be affected by the variance; and by requiring the Owner requesting the variance to post a notice on such Owner's Lot in a form reasonably satisfactory to the Board.

6.4 **Appeals** Any aggrieved Owner may appeal a decision of the ACC to the Board by written notice within sixty (60) days after the ACC's written decision. The Board will review the ACC decision at the Board's next regularly scheduled meeting (but in any event not later than thirty (30) days after receipt of the notice of appeal). The Board shall give written notice to the appealing Owner of the time and place of such meeting at least five (5) days in advance. During the Declarant Control Period, the Declarant shall perform the role of the Board described in this Section 6.4.

#### **ARTICLE 7: USE AND MAINTENANCE OBLIGATION OF OWNERS**

7.1 **Maintenance of Lots.** Each Owner, at said Owner's sole cost and expense, shall promptly and continuously maintain, repair and restore said Owner's Lot (including the yard and landscaping) and Home and other improvements located thereon in a good, clean, attractive, safe and sanitary condition and in full compliance with all applicable governmental laws, rules and regulations and the provisions of this Declaration and the Rules and Regulations of the Association.

7.2 **Residential Use.** Except as provided in Section 7.6, all Lots and improvements located thereon shall be used, improved and devoted exclusively to residential use. No building or structure shall be erected, constructed, maintained or permitted on any Lot for any purpose other than one single-family dwelling and detached garage.

7.3 **Restriction on Further Subdivision.** Except for Lot 10, no Lot or portion of a Lot shall be divided or diminished in size to be less than the area required for the use in current zoning; provided, the foregoing shall not prohibit deeds of correction, deeds to resolve boundary disputes and similar corrective instruments. Lots may be joined and joined Lots may subsequently be subdivided only into the Lots originally joined.

7.4 **Rental Lots**

7.4.1 With respect to the leasing, renting, or creating of any kind of tenancy of a Lot and improvements thereon shall be for a term of not less than six (6) months and all leasing or rental agreements shall be in writing, subject to the Declaration and Bylaws (with a default of the tenant in complying with the Declaration and Bylaws constituting a default under the lease or rental agreement).

7.4.2 If a Lot or Home is rented by its Owner, the Board on behalf of the Association may collect, and the tenant or lessee shall pay over to the Board, so much of the rent for such Lot or Home as is required to pay any amounts due the Association hereunder, plus interest and costs, if the same are in default over thirty (30) days. The renter or lessee shall not have the right to challenge payment over to the Board, and such payment will discharge the lessee's or renter's duty of payment to the Owner for rent, to the extent such rent is paid to the Association, but will not discharge the liability of the Owner or the Lot under this Declaration for assessments and charges, or operate as an approval of the lease. The Board shall not exercise this power where a receiver has been appointed with respect to the Lot or its Owner, nor in derogation of any rights which a Mortgagee of such Lot may have with respect to such rents. Other than as stated in this Article 7 there are no restrictions on the right of any Owner to lease or otherwise rent such Owner's Lot or Home.

7.5 **Zoning Regulations.** Zoning regulations, building regulations, environmental regulations and other similar governmental regulations applicable to the Project shall be observed. In the event of any conflict between any provision of such governmental regulations and the restrictions of this Declaration, the more restrictive provision shall apply.

7.6 **Business Use.** No business of any kind shall be conducted on any Lot with the exception of: (a) the business of Declarant in developing and selling all of the Lots; and (b) such home occupation as may be permitted by the appropriate local government and which is not otherwise in violation of the provisions of this Declaration.

7.7 **Building Setback Requirements.** All buildings and other Lot improvements shall comply with all applicable governmental requirements, including without limitation minimum setback requirements, provided however, minor setback discrepancies in the initial construction of the home shall be acceptable.

7.8 **Reserved** This section intentionally left blank.

7.9 **Lot Size.** No residential structure shall be erected or placed on any Lot which has a Lot area of less than that required by the government entity having appropriate jurisdiction over the Project.

7.10 **Garages and Parking.** Homes may have a garage. All vehicles must be parked in garages or in a side yard, behind the face of the house. The garage (if any) may be attached or detached. Vehicles not parked behind the face of the home or in the garage may only be parked on the street or driveway for less than 72 hours.

7.11 **Square Footage.** Each single family residence must include a minimum of 1,500 square feet for single story Homes and 1,500 square feet for two-story Homes, excluding garage, porches and decks.

7.12 **Driveway Standards.** All driveways shall be constructed of concrete, asphalt or exposed aggregate or other material approved by the ACC.

7.13 **RV Parking.** Unless placed behind the face of the home and obscured from view from the street or from the ground level of adjacent Lots and street in a manner reasonably approved by the ACC (such as a fence no less than six (6) feet in height), no recreational vehicles, construction or like equipment, motorcycles, or trailers (utility, boat, camping, horse, or otherwise), shall be allowed to be parked or stored on any Lot or street for a cumulative period in excess of fourteen (14) days in any one (1) calendar year and not to exceed 72 hours at any one time. No motor vehicle of any kind that is inoperative by reason of mechanical failure shall be parked or stored on any Lot or in any right-of-way or street adjoining any Lot or Common Area for more than seventy-two (72) hours. Not more than three automobiles shall be parked in a driveway or on the street for a period of more than 24 hours. The Board shall have full authority to determine, in its sole discretion, if any vehicle is obnoxious or undesirable to other Lot Owners and to enforce this covenant. Pursuant to Article 9 of this Declaration, the Association may levy fines or have vehicles that are parked in violation of this Section towed and impounded at the Owner's expense.

7.14 **Roof.** The exterior of all roofs shall be composed of architectural 30-year Roofing or comparable materials approved by the ACC. All roofs must have a pitch of at least 3/12 (three on twelve), unless approved by the ACC based on considerations regarding a specific Lot. Under no circumstances are flat roofs allowed. Roof material shall be at least thirty (30) year architectural composition asphalt shingle, charcoal color or other color approved by the ACC.

7.15 **Exterior Finish.** The exterior of each Home shall be designed, built and maintained in such a manner as to blend in with the natural surroundings, existing structures and landscaping of the Project. All exterior materials and all exterior colors must be approved by the ACC in accordance with the provisions of this Declaration and this restriction shall apply to repainting as well as the initial colors, except once approved, repainting or coloring in the same color does not require re-approval. Exterior trim, fences, doors, railing, decks, eaves, gutters and the exterior finish of garages and other accessory buildings (including garden sheds) shall be designed, built and maintained to be compatible with the exterior of the structures they adjoin and must be approved by the ACC in accordance with the provisions of this Declaration. Homes and other structures shall be sided with horizontal lap siding, board and batt or shingles substantially similar to those finishes contained in the rest of the plat which is approved by the ACC. Masonite, vinyl, aluminum or other products shall not be permitted on any Home or other structure.

7.16 **Utilities.** All utilities shall be installed underground. No fuel tank shall be maintained above ground unless properly screened in a manner acceptable to the ACC. In the event the inspection finds maintenance is required, the Home Owner shall make the repairs in a timely manner. No utility lines, pipes or wires for the transmission of power, plumbing, television, telephone, or any other utility shall be constructed, placed or permitted to be placed upon any residential Lot outside the building thereon unless the same shall be underground or in a conduit

which runs to the building.

7.17 **HVAC Equipment.** Outside air conditioning units may not be located in the front yard.

7.18 **Antenna.** No antenna or other similar type of exterior equipment shall be allowed on any Lot unless approved in writing by the ACC. As a condition of approval the ACC may require reasonable shielding of such antenna or equipment from view from the street and the ground level of adjacent Lots or Common Areas. A single satellite dish per Lot less than 24" in diameter shall be allowed in the rear or sides of the residence without ACC approval. Installation of a satellite dish less than 24" on the front of a residence shall require the approval of the ACC. In no event shall any satellite dish or similar antenna greater than 24" in diameter be permitted.

7.19 **Fencing.** Fences built and maintained are permitted only under the following conditions, in the event that government regulations are more restrictive, such regulations shall control:

- a.) Fence materials are limited to masonry, wrought iron, or wood. No chain link material shall be permitted.
- b.) Fence material, colors, designs, location and construction must be approved in advance by the ACC or Declarant.
- c.) Fences must be installed and maintained in a professional and workmanlike manner and must be installed and maintained straight and true.
- d.) Fences parallel with the rear property line and from the rear of the property to the front of a residence shall not exceed six (6) feet in height.
- e.) Fences parallel with the front of the property line and from the front of the residence to the street shall not exceed six (6) feet in height.
- f.) Fences on corner Lots shall be located parallel with any front or side street right-of-way.
- g.) Fences must not be located within the Puget Sound Energy or Pacific Northwest Pipeline easement areas.

7.20 **Fireplace Chimneys.** Fireplace chimneys must be constructed with material approved by the ACC and as otherwise required by this Declaration.

7.21 **Garbage and Refuse.** No garbage, refuse, rubbish, cuttings, or debris of any kind shall be deposited on or left upon any Lot unless placed in an attractive container suitably located and screened from view from the street and from the ground level of adjacent Lots and Common Areas. Such containers shall be returned to the screened location by the end of each scheduled pick-up day. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No building material of any kind shall be placed or stored on any property within the Project until the Lot Owner is ready to commence construction, and then such materials shall be placed within the boundary lines of the Lot upon which its use is intended. Garbage cans may only be placed in public view on the day of garbage pick-up. All woodpiles and storage areas must be placed so that they do not obstruct or hamper any other Lot Owner's view and must be suitably screened from view from the street and from the ground level of adjacent Lots and Common Areas. The Declarant is

exempt from the provisions of this Section 7.21.

7.22 **Games and Play Structures.** No platform ( excluding decks ) , dog house, playhouse or structure of a similar kind or nature shall be constructed on any part of a Lot located in front of the rear line of the residence constructed thereon, and any such structure must have prior approval of the ACC.

7.23 **Construction of Significant Recreation Facilities.** The construction of any significant recreational facilities on any Lot including, but not limited to, such items as swimming pools and tennis, badminton or pickle ball courts shall require the approval of the ACC and shall be subject to the requirements adopted by the ACC.

7.24 **Livestock and Poultry.** No animals or reptiles of any kind shall be kept on the Project, except that dogs, cats, and other indoor household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. No individual Lot Owner shall keep more than three (3) domesticated pets. When outside the dwelling said pets must be kept within their fenced yard or restrained on a leash and accompanied by the Lot Owner or their designated agent.

7.25 **Landscaping.** All cleared areas between the front building line and the street shall be fully landscaped (including lawns) within thirty (30) days, depending on weather conditions, of the time when the Home is ready for occupancy. Owner shall install or have installed fully landscaped lawns, in the rear and side yards within six (6) months of occupancy unless a longer time is approved by the ACC. All landscaping must be maintained in a neat and orderly fashion. No landscaping of any kind shall interfere with the effective maintenance and operation of the drainage systems.

7.26 **Signs.** No signs of any kind, nor for any use, shall be erected, posted, painted or displayed on any Lot or Common Area whatsoever, except for public notices by political divisions of the State or County or as required by law. Any builder or the builder's agent may erect and display signs during the period the builder is building and selling property in the Project only with prior approval from the ACC. Any Lot Owner or the Lot Owner's agent wishing to sell that Owner's Lot may place one (1) "For Sale" sign on the Lot, provided such sign complies with any rules published by the ACC. No rental advertisement signs of any kind shall be allowed until the builder has completed and sold the final house within the project. The Declarant, during the Declarant Control Period shall not be subject to the above restrictions.

7.27 **Temporary Structures.** No trailer, basement, tent, shack, garage, barn or other outbuildings or any structure of a temporary character erected or placed on the Project shall at any time be used as a residence, even temporarily, except in an emergency and with the express written consent of the board. No building or structure shall be moved on to the Project from any land outside the Project. A trailer may be placed and occupied by the designated subdivision sales agent with the prior written approval of the ACC. A construction shack may be used by an Owner's construction contractor during the construction period. Builder may employ a security guard for the purpose of protecting property while under construction. The security guard may reside on the premises in a temporary building or trailer until such time as the last house is completed and sold.

7.28 **Completion of Construction.** All construction shall begin within eighteen (18) months of the date of closing of the sale from the Declarant for each Lot. Any dwelling or structure erected or placed on any Lot shall be completed as to external appearance, including finish painting or staining, and shall be connected to sewers within eight (8) months from the date of commencement of construction, unless some longer period of time is approved in writing by the ACC.

7.29 **Destroyed or Damaged Structures.** Any Home or other structure on any Lot which is destroyed in whole or in part for any reason must be rebuilt within one year. All debris must be removed and the Lot restored to a slightly condition with reasonable promptness; provided, that in no event shall such debris remain on any Lot in excess of thirty (30) days.

7.30 **Easements.** Easements for the installation and maintenance of utilities, drainage and irrigation facilities are reserved as shown on the Plat Map and as described in Article 12. Within these easements no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and/or maintenance of such utilities, or which may change the direction of the flow of water through a drainage channel in the easement, or which may obstruct or retard the flow of water through drainage channels in the easement. Any easement or portion thereof located on any Lot and all improvements thereon shall be maintained continuously by the Lot Owner. In addition, various utilities and private companies have easements through the Plat. Please see the plat map for the exact locations. These easement areas have specific restrictions. Nothing may be built, created or constructed within these easement areas that would interfere with or endanger the operation of the intended use of such easements.

7.31 **Use During Construction.** Except with the approval of the ACC, no person shall reside in any structure on any Lot until such time as the improvements to be erected thereon in accordance with the plans and specifications approved by the ACC have been completed. Completion shall be considered receipt of a final inspection of the dwelling unit by the City of Monroe or other applicable government official.

7.32 **Noxious Use of Property.** No noxious, illegal, or offensive activity shall be carried on upon any Lot, nor shall anything be done on the Lot that may become an annoyance or nuisance to the neighborhood, or adjoining neighbors.

No trash, garbage, ashes or other refuse, junk vehicles, underbrush, or other unsightly growths or objects shall be thrown, dumped or allowed to accumulate on any Lot, including vacant parcels; provided, however, construction materials used by Declarant during the Development Period shall be allowed.

No weeds, underbrush, vines, blackberries or other unsightly growth shall be permitted to grow or remain upon any Lot, except that during the Development Period, vacant Lots that have not yet been developed are excluded from this provision.

Declarant reserves the right, upon ten (10) days notice to Lot Owner, to enter any Lot during normal working hours for the purpose of mowing, removing, cleaning, or cutting underbrush, weeds or other unsightly growth, and removal of trash which, in the sole opinion of Declarant, detracts from the overall appearance, beauty and safety of the Plat. Declarant may charge Lot Owners a reasonable cost for such services, which charge shall constitute a lien upon such Lot enforceable by appropriate proceedings in law or equity.

7.33 **Clothes Lines, Other Structures.** No clothes lines or other structures of a similar nature shall be visible from any street or the ground level of any adjacent Lot or Common Area.

7.34 **Sidewalks.** Sidewalks shall be used exclusively for normal transit and no obstructions shall be placed thereon or therein except by express written consent of the Board .

7.35 **Building Height.** No building height shall exceed the maximum height allowed by Skagit County's then current ordinances. Heights shall be measured from the average lot elevation

(per County definition) to the maximum point on the roof.

7.36 **Storm Runoff.** Each Lot Owner shall ensure that all roof down spout drains are properly cleaned and maintained, and that the tight line drainage lines or storm infiltration system on each Lot are clean and free of any debris. Due diligence shall be exercised by each Lot Owner to prevent adverse impact of storm runoff onto down stream Lots.

#### **ARTICLE 8: COMMON EXPENSES AND ASSESSMENTS**

8.1 **Creation of Lien and Personal Obligation of Assessments.** The Declarant, for each Lot owned within the Project, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association any assessment duly levied by the Association as provided herein. Such assessments, together with interest, costs, late charges and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, late charges and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to successors in title unless the lien for such delinquent assessments had been properly recorded prior to title transfer or unless expressly assumed by them. Provided, however, that in the case of a sale of any Lot which is charged with the payment of an assessment or assessments payable in installments, the person or entity who is the Owner immediately prior to the date of any such sale shall be personally liable only for the amount of the installments due prior to said date. The new Owner shall be personally liable for installments which become due on and after said date.

8.2 **Uniform Rate.** Any assessments which may be levied from time to time pursuant to the authority of the Board as set forth in Section 5.4.1, shall be fixed at a uniform rate for each Lot, except for assessments levied against an Owner for the purpose of reimbursing the Association for costs incurred in bringing the Owner or his/her Home and/or Lot into compliance with the provisions of this Declaration. Declarant shall not be obligated to pay any assessment levied against any Lots owned by it. An assessment against a Lot shall be the joint and several personal obligation of all Owners of that Lot. Provided however, Lot 9 shall be exempt from payment of normal maintenance assessments for so long as it's well provides the fire control water to the reservoir. Lot 9 will be responsible for all costs associated with maintaining the well and providing water to the fire control reservoir. In the event the fire control reservoir is no longer used by the plat, Lot 9 will commence payment of dues equal to all other Lots. Nothing contained herein shall exempt Lot 9 from payment of special assessments as may be imposed by the Board.

8.3 **Initial Assessment Amount.** NONE.

8.4 **Limitation on Annual Assessment Amount.**

8.4.1 **Board Authority.** At any time after the sale of the first Lot by the Declarant (whether to a builder or otherwise), the Board shall have the authority, without



obtaining prior approval of the Owners, to levy assessments in a given calendar year totaling not more than \$1000.00 per Lot. Assessments included in the foregoing calculation shall not include any assessments which are levied against an Owner for reimbursing the Association for costs incurred in bringing the Owner or his/her Home and/or Lot into compliance with the provisions of this Declaration nor any initial assessments provided for in Section 8.3. Notwithstanding the provisions set forth above, the Declarant shall not be liable for any fees or assessments assessed or due so long as Declarant owns any Lot.

**8.4.2 Annual Increase in Dollar Limit.** The maximum dollar amount specified in Section 8.4.1 shall not be increased by more than fifteen percent (15%) without the approval of a majority of the Lot Owners voting at a meeting duly called for such purpose.

**8.4.3 Owner Approval Required.** Any assessment to be levied in a given calendar year which would cause the total of all assessments for the year to exceed the sum per Lot permitted by Sections 8.4.1 and 8.4.2 shall require the calling of a meeting of the Association upon notice sent to all members not less than thirty (30) nor more than sixty (60) days in advance of the meeting, and the approval at such meeting of the levy of such assessment by a majority of the Lots represented at such meeting, provided a quorum is present as defined in the Bylaws.

**8.5 Manner and Time of Payment.** Notice of Assessments shall be mailed to each Owner by both certified and regular first class mail no later than January 15<sup>th</sup> of each year. Each Owner may pay the entire Assessment no later than January 31 of that year or may elect to pay one half (½) of the Assessment by January 31 and the remaining one half (½) no later than July 1<sup>st</sup> of that year. Owners electing to pay in two installments shall include an additional ten dollars (\$10) with the July payment to cover the additional administrative costs. Any assessment or installment thereof which remains unpaid for at least fifteen (15) days after the due date thereof shall bear interest at an annual rate of twelve percent (12%), and the Board may also assess a late charge in an amount not exceeding twenty-five percent (25%) of any unpaid assessment which has been delinquent for more than fifteen (15) days.

**8.6 Accounts.** Any assessments collected by the Association shall be deposited in one or more insured institutional depository accounts established by the Board. The Board shall have exclusive control of such accounts and shall maintain accurate records thereof; provided, however, the Board may exercise such control through a property manager retained pursuant to Section 5.4.2. No withdrawal shall be made from said accounts except to pay for charges and expenses authorized by this Declaration.

**8.7 Lien.** In the event any assessment or installment thereof remains delinquent for more than thirty (30) days, the Board may, upon fifteen (15) days prior written notice to the Owner of such Lot of the existence of the default, accelerate and demand immediate payment of the entire assessment. The amount of any assessment assessed or charged to any Lot plus interest, costs, late charges and reasonable attorneys' fees, shall be a lien upon such Lot. A claim of lien may be recorded in the office where real estate conveyances are recorded for the county in which this Project is located. Such claim of lien may be filed at any time at least fifteen (15) days following delivery of the notice of default referred to above. The lien for payment of such assessments and charges shall have priority over all other liens and

encumbrances, recorded or unrecorded, limited as provided in Section 11.1. Suit to recover a money judgment for unpaid assessments or charges shall be maintainable with or without foreclosure or waiver of the lien securing the same.

8.8 **Waiver of Homestead.** Each Owner hereby waives, to the extent of any liens created pursuant to this Article, the benefit of any homestead or exemption law in effect at the time any assessment or installment thereof becomes delinquent or any lien is imposed pursuant to the terms hereof.

8.9 **Continuing Liability for Assessments.** No Owner may exempt himself/herself from liability for his/her Assessments by abandonment of his/her Lot.

8.10 **Records, Financial Statements.** The Board shall prepare or cause to be prepared, for any calendar year in which the Association levies or collects any assessments, and shall distribute to all Owners, a balance sheet and an operating (income/expense) statement for the Association, which shall include a schedule of assessments received and receivable, identified by the number of the Lot and the name of the Owner so assessed. The Board shall cause detailed and accurate records of the receipts and expenditures of the Association to be kept specifying and itemizing the maintenance, operating, and any other expenses incurred. Such records, copies of this Declaration, the Articles and the Bylaws, and any resolutions authorizing expenditures of Association funds shall be available for examination by any Owner at reasonably convenient hours.

8.11 **Certificate of Assessment.** A certificate executed and acknowledged by the Treasurer or the President of the Board, or an authorized agent thereof if neither the President nor Treasurer is available, stating the indebtedness for assessments and charges or lack thereof secured by the assessment lien upon any Lot shall be conclusive upon the Association as to the amount of such indebtedness on the date of the certificate, in favor of all persons who rely thereon in good faith. Such a certificate shall be furnished to any Owner or any encumbrancer of a Lot within a reasonable time after request, in recordable form, at a reasonable fee. Unless otherwise prohibited by law, any encumbrancer holding a lien on a Lot may pay any unpaid assessments or charges with respect to such Lot, and, upon such payment, shall have a lien on such Lot for the amounts paid of the same rank as the lien of his/her encumbrance.

8.12 **Foreclosure of Assessment Lien, Attorneys' Fees and Costs.** The Declarant or Board, on behalf of the Association, may initiate action to foreclose the lien of, or collect, any assessment. In any action to foreclose the lien of, or otherwise collect, delinquent assessments or charges, any judgment rendered in favor of the Association shall include a reasonable sum for attorneys' fees and all costs and expenses reasonably incurred in preparation for or in the prosecution of said action (including in any arbitration, on appeal, and in any bankruptcy proceeding), in addition to taxable costs permitted by law.

8.13 **Curing of Default.** The Board shall prepare and record a satisfaction and release of the lien for which a claim of lien has been filed and recorded in accordance with this Article upon timely payment or other satisfaction of all delinquent assessments set forth in the Notice, and all other assessments which have become due and payable following the

date of such recordation with respect to the Lot as to which such claim of lien was recorded, together with all costs, late charges and interest which have accrued thereon. An additional administrative fee of Two Hundred Fifty dollars (\$250.00) covering the cost of preparation and recordation of the lien release shall be paid to the Association prior to such action. The satisfaction of the lien created by the claim of lien shall be executed by the President or Treasurer of the Association or by any authorized representative of the Board. For purposes of this paragraph, the term "costs" shall include costs and expenses actually incurred or expended by the Association in connection with the cost of preparation and recordation of the claim of lien and in efforts to collect the delinquent assessments secured by the lien and a reasonable sum for attorneys' fees.

8.14 **Omission of Assessment.** The omission by the Board or the Association to fix the estimate for assessments and charges hereunder for the next year before the expiration of any current year shall not be deemed a waiver or modification in any respect of the provisions of this Declaration, or a release of the Owner from the obligation to pay the assessments and charges, or any installment thereof for that or any subsequent year. The assessment and charge fixed for the preceding year shall continue until a new assessment or charge is fixed.

8.15 **Assessment Deposit.** A Lot Owner may be required, by the Board or by the managing agent, from time to time, to make and maintain a deposit of not more than the total of: one (1) annual assessment; plus either one (1) special assessment if special assessments are payable on an annual basis, or three (3) special assessment installments if special assessments are payable on a monthly or other periodic basis. Such deposit may be collected as are other assessments and charges. Such deposit shall be held in a separate fund, be credited to such Owner, and be for the purpose of establishing a working capital fund for the initial Project operations and a reserve for delinquent assessments. Resort may be had thereto at any time when such Owner is ten (10) days or more delinquent in paying his/her assessments and charges, to meet unforeseen expenditures, to acquire additional equipment or services deemed necessary or desirable by the Board, or as a credit against any annual or special assessments to become due from such Owner. Said deposits shall not be considered as advance payments of annual assessments. All or any portion of such deposit may at any time be refunded to the Owner by the Association in the discretion of the Board, such refund being made as a cash refund or a credit against assessments subsequently to become due or a combination thereof.

8.16 **Exempt Property.** The following property subject to this Declaration shall be exempt from the assessments created herein:

8.16.1 All properties dedicated to and accepted by a governmental entity;

8.17. **Effect of Legal Proceedings.** In any legal proceeding commenced pursuant to Section 9.1.1, and notwithstanding the assessment limitations provided for in this Declaration, the court having jurisdiction over such proceeding shall also have jurisdiction and power to cause assessments to be levied and collected on an equal per Lot basis in such amounts as is reasonably necessary to cause the Project to be properly administered in accordance with the provisions of this Declaration and the Bylaws, or to cause the provisions of this Declaration and the Bylaws to be properly applied and enforced.

8.18. **Budget.** Pursuant to RCW 64.38.025 (3), within thirty (30) days after adoption by the Board of the proposed regular or special budget, the Board shall set a date for a meeting of the Owners to consider ratification of the budget not less than fourteen (14) nor more than sixty (60) days after mailing of the summary. Unless at that meeting the Owners of a majority of votes in the Association are allocated or any larger percentage specified in the Bylaws reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the Owners shall be continued until such time as the Owners ratify a subsequent budget proposed by the Board.

## **ARTICLE 9: COMPLIANCE WITH DECLARATION**

### **9.1 Enforcement.**

9.1.1 **Compliance of Owner.** Each Owner, Board member and the Association shall comply strictly with the provisions of this Declaration and with the Bylaws and administrative Rules and Regulations adopted by the Association (as the same may be lawfully amended from time to time). Failure to comply shall be grounds for an action to recover sums due for damages, or injunctive relief, or both, maintainable by the Board (acting through its officers on behalf of the Association and the Owners), or by the aggrieved Owner on his/her own against the party (including an Owner or the Association) failing to comply. In addition, the Association may impose and collect fines as provided in Section 5.4.11 of this Declaration.

9.1.2 **Compliance of Lessee.** Each Owner who shall rent or lease his/her Lot shall insure that the lease or rental agreement is in writing and subject to the terms of this Declaration, Articles of Incorporation, and Bylaws. Said agreement shall further provide that failure of any lessee to comply with the provisions of said documents shall be a default under the lease.

9.1.3 **Attorneys' Fees.** In any action to enforce the provisions of this Declaration, the Articles of Incorporation or the Bylaws, the prevailing party in such legal action shall be entitled to an award for reasonable attorneys' fees and all costs and expenses reasonably incurred in preparation for or prosecution of said action (including in any arbitration, on appeal, or in any bankruptcy proceeding), in addition to taxable costs permitted by law.

9.2 **No Waiver of Strict Performance.** The failure of the Board, or Declarant or Declarant's managing agent, as applicable, in any one or more instance to insist upon or enforce the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or of any Bylaws or administrative Rules or Regulations, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. No waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Board.

9.3 **Right of Entry.** Violation of any of the provisions hereof shall give to

Declarant, its successors and assigns, or the Association, the right to enter upon the Lot as to which such violation exists and to abate, correct and remove, at the expense of the Owner thereof, any erection, thing or condition that may be or exists thereon contrary to the provisions hereof. Such entry shall be made only after three (3) days notice to said Owner and with as little inconvenience to the Owner as possible, and any damage caused thereby shall be repaired by the Association. Declarant, its successors and assigns, or the Association shall not be deemed guilty of any manner of trespass by such entry, abatement or removal.

9.4 **Remedies Cumulative.** The remedies provided 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.

#### **ARTICLE 10: LIMITATION OF LIABILITY**

10.1 **No Personal Liability.** So long as a Board member, Association committee member, Association officer, Association agent, or Declarant exercising the powers of the Board, has acted in good faith, without willful or intentional misconduct, upon the basis of such information as may be possessed by such person, no such person shall be personally liable to any Owner, or other party, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error, negligence (except gross negligence), any discretionary decision, or failure to make a discretionary decision, by such person in such person's official capacity; PROVIDED, that this section shall not apply where the consequences of such act, omission, error or negligence are covered by insurance or bonds obtained by the Board pursuant to this Declaration.

10.2 **Indemnification of Board Members.** Each Board member or Association committee member, or Association officer, Association agent, or Declarant exercising the powers of the Board, and their respective heirs and successors, shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed in connection with any proceeding to which he/she may be a party, or in which he/she may become involved, by reason of being or having held such position at the time such expenses or liabilities are incurred, except in such cases wherein such person is adjudged guilty of intentional misconduct or gross negligence or a knowing violation of law in the performance of his/her duties, and except in such cases where such person has participated in a transaction from which said person will personally receive a benefit in money, property, or services to which said person is not legally entitled; PROVIDED, that, in the event of a settlement, the indemnification shall apply only when the Board approves such settlement and reimbursement as being in the best interest of the Association. Nothing contained in this Section 10.2 shall, however, be deemed to obligate the Association to indemnify any Owner of a Lot who is or has been a Board member or officer of the Association with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Declaration as an Owner of a Lot covered thereby and not as a Board member or officer of the Association.

**ARTICLE 11: MORTGAGEE PROTECTION**

**11.1 Priority of Mortgagee.** Notwithstanding all other provisions hereof, the liens created under this Declaration upon any Lot for assessments shall be subject to tax liens on the Lot in favor of any assessing unit and/or special district and be subject to the rights of the secured party in the case of any indebtedness secured by first lien Mortgages which were made in good faith and for value upon the Lot. Where the Mortgagee of a Lot, or other purchaser of a Lot, obtains possession of a Lot as a result of a Mortgage judicial or nonjudicial foreclosure or deed in lieu thereof, such possessor and its successors and assigns shall not be liable for the share of any assessment by the Association chargeable to such Lot which becomes due prior to such possession, but will be liable for any assessment accruing after such possession. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectible from all of the Lot Owners including such possessor, its successor and assigns.

**11.2 Effect of Declaration Amendments.** No amendment to this Declaration shall be effective to modify, change, limit or alter the rights expressly conferred upon Mortgagees in this instrument with respect to any unsatisfied Mortgage duly recorded unless the amendment shall be consented to in writing by the holder of such Mortgage. Any provision of this Article concerning rights of Mortgagees that is inconsistent with any other provision of this Declaration shall control over such other inconsistent provisions.

**11.3 Right of Lien Holder.** A breach of any of the provisions, conditions, restrictions, covenants, easements or reservations herein contained shall not affect or impair the lien or charge of any bona fide Mortgage made in good faith and for value on any Lot; provided, however, that any subsequent Owner of the Lot shall be bound by these provisions whether such Owner's title was acquired by foreclosure or trustee's sale or otherwise.

**11.4 Change in Manner of Architectural Review and Maintenance Within Project.** The Association shall not, without prior written approval of seventy-five percent (75%) of all first Mortgagees (based upon one (1) vote for each first Mortgage owned) and seventy-five percent (75%) of all Owners (other than Declarant) of record by act or omission change, waive or abandon any scheme of regulations, or enforcement thereof, pertaining to the architectural design or the exterior appearance of Homes, the exterior maintenance of Homes, maintenance of walkways, fences and driveways, or the upkeep of lawns and plantings in the development, including the provisions of Articles 4 and 5 hereof.

**11.5 Copies of Notices.** If the first Mortgagee of any Lot so requests the Association in writing, the Association shall give written notice to such first Mortgagee if an Owner/Mortgagor of a Lot has for more than sixty (60) days failed to meet any obligation under this Declaration.

**11.6 Furnishing of Documents.** The Association shall make available to prospective purchasers, Mortgagees, insurers, and guarantors, at their request, current copies of the Declaration, Bylaws, and other rules governing the Project, and the most recent balance sheet and income/expense statement for the Association, if any has been prepared.

**ARTICLE 12: EASEMENTS**

12.1 **Association Functions.** There is hereby reserved to Declarant and the Association, or their duly authorized agents and representatives, such easements as are necessary to perform the duties and obligations of the Association as are set forth in the Declaration, or in the Bylaws and Rules and Regulations adopted by the Association.

12.2 **Access to Public Streets.** Each Owner and his/her guests and invitees shall have a perpetual, non-exclusive easement across all roadways constructed within the Project, thereby providing access throughout the Project and to public streets.

12.3 **Utility Easements.** On each Lot, easements are reserved as provided by the Plat Map and applicable laws, ordinances and other governmental rules and regulations for utility installation and maintenance, including but not limited to, underground electric power, telephone, water, sewer, drainage, and accessory equipment, together with the right to enter upon the Lots at all times for said purposes.

12.4 **Storm Water Drainage and Maintenance Easements.** A private, perpetual, nonexclusive easement for storm water drainage, grading, landscaping and maintenance is hereby granted and conveyed to the Lot Owners and the Association under and upon the exterior five (5) feet adjoining each side and rear boundary line of each Lot and Tract. If the boundary line of any Lot or Tract is altered, the easement shall relocate accordingly. The Association shall have the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild: (i) an enclosed or open channel storm water conveyance system and/or other drainage facilities under, upon or through the drainage easement, provided that each Lot Owner shall have the explicit responsibility for maintaining the portion of the system located on the Owner's Lot; and (ii) landscaping, including retaining walls and similar improvements, fencing, and any regrading the Association deems reasonable to advance the safety, beautification or value of the Project, provided that each Lot Owner shall have the explicit responsibility for maintaining the portion of any such improvements located on the Owner's Lot.

**ARTICLE 13: TERM OF DECLARATION**

13.1 **Duration of Covenants.** The covenants contained herein shall run with and bind to the land for a term of thirty (30) years from the date this Declaration is recorded, after which time the covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument executed in accordance with Section 14.1 below shall be recorded, abandoning or terminating this Declaration.

13.2 **Abandonment of Subdivision Status.** The Association shall not, without the prior written approval of the governmental entity having jurisdiction over the Project and without prior written approval of one hundred percent (100%) of all first Mortgagees (based upon one (1) vote for each first Mortgage owned) and one hundred percent (100%) of all Owners (other than Declarant) of record, seek by act or omission to abandon or terminate the subdivision status of the Project as approved by the governmental entity having appropriate jurisdiction over the Project.

**ARTICLE 14: AMENDMENT OF DECLARATION, PLAT MAP**

14.1 **Declaration Amendment.** Amendments to the Declaration shall be made by an instrument in writing entitled "Amendment to Declaration" which sets forth the entire amendment. Except as otherwise specifically provided for in this Declaration, any proposed amendment must be approved by a majority of the Board prior to its adoption by the Owners. Amendments may be adopted at a meeting of the Owners if seventy-five percent (75%) of the Owners vote for such amendment, or without any meeting if all Owners have been duly notified and seventy-five percent (75%) of all the Owners consent in writing to such amendment. Notwithstanding the foregoing, any amendment to a provision of the Declaration establishing, providing for, governing or regulating the following shall require the consent of seventy-five percent (75%) of all the Owners and seventy-five percent (75%) of all the Mortgagees and the consent of the Declarant (during the Declarant Control Period): voting; assessments, assessment liens or subordination of such liens; reserves for maintenance, repair and replacements of Common Areas; insurance or bonds; use of Common Areas; responsibility for maintenance or repairs; expansion or construction of the Project or the addition, annexation or withdrawal of property to or from the Project; boundaries of Lots; converting of Lots into Common Areas or vice versa; leasing of Lots; provisions for the benefit of the Declarant; provisions for benefit of first Mortgagees, or holders, insurers or guarantors of first Mortgagees; the interests in Common Areas; or imposition of any right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey a Lot; provided, that a Mortgagee who fails to respond in writing within thirty (30) days of a written request to approve an amendment shall be deemed to have approved the request. In all events, the amendment when adopted shall bear the signature of the President of the Association and shall be attested to by the Secretary, who shall state whether the amendment was properly adopted, and shall be acknowledged by them as officers of the Association. Amendments, once properly adopted, shall be effective upon recording in the appropriate governmental offices where real estate conveyances are recorded for the county in which the Project is located. It is specifically covenanted and understood that any amendment to this Declaration properly adopted will be completely effective to amend any or all of the covenants, conditions and restrictions contained herein that may be affected and any or all clauses of this Declaration unless otherwise specifically provided in the section being amended or the amendment itself.

14.2 **Plat Map.** Except as otherwise provided herein, to effect an amendment to the Declaration adopted as provided for in Section 14.1, the Plat Map may be amended by revised versions or revised portions thereof, provided that the revised version or revised portions reference the adopted amendment to this Declaration. Copies of any such proposed amendment to the Plat Map shall be made available for the examination of every Owner. Such amendment to the Plat Map shall be effective, once properly adopted, upon having received any governmental approval required by law and recordation in conjunction with the Declaration amendment in the appropriate governmental office where real estate conveyances are recorded for the county in which the Project is located.

14.3 **Amendments to Conform to Construction.** Declarant, upon Declarant's sole signature, and as an attorney-in-fact for all Lot Owners with an irrevocable power coupled



with an interest, may at any time, until all Lots have been sold by Declarant, file an amendment to the Declaration and to the Plat Map to conform data depicted therein to improvements as actually constructed and to establish, vacate and relocate utility easements and access road easements. Declarant shall not be required to provide copies of any amendments to the Plat Map to Owners for examination.

14.4 **Amendments to Conform to Lending Institution Guidelines.** So long as Declarant continues to own one or more Lots, Declarant, upon Declarant's sole signature, and as an attorney-in-fact for all Lot Owners with an irrevocable power coupled with an interest, may at any time, until all Lots have been sold by Declarant, file such amendments to the Declaration and Plat Map as are necessary to meet the then requirements of Federal National Mortgage Association, Veterans Administration, Federal Home Loan Mortgage Corporation, or other agencies, institutions or lenders financing and/or title insuring the purchase of a Lot from the Declarant.

14.5 **Declarant Amendments.** Declarant, upon Declarant's sole signature, and as an attorney-in fact for all Lot Owners with an irrevocable power coupled with an interest, may at any time, until all Lots have been sold by Declarant, file amendments to the Declaration and Plat Map as are necessary or convenient in Declarant's sole discretion.

#### **ARTICLE 15: INSURANCE**

15.1 **Insurance.** The Board shall have authority in the exercise of its discretion to obtain and maintain at all times as a common expense a policy or policies and bonds of liability insurance and property insurance covering the ownership, use and operation of all of the Common Areas (and Common Area improvements), if any, including common personal property and supplies belonging to the Association; fidelity coverage for Association Board members (including Declarant), officers, employees or agents; and such other insurance as the Board may deem advisable or as may be required by the Federal National Mortgage Association, Federal Home Loan Mortgage Association, Veterans Administration or similar agencies or lending institutions. In the event of damage to or destruction of any part of the Common Area improvements, the Association shall repair or replace the same from the insurance proceeds available. If such insurance proceeds are insufficient to cover the costs of repair or replacement of the property damaged or destroyed, the Association may make a reconstruction assessment against all Lot Owners to cover the additional cost of repair or replacement not covered by the insurance proceeds, in addition to any other common assessments made against such Lot Owners.

#### **ARTICLE 16: MISCELLANEOUS**

16.1 **Notices.** Any written notice, or other document as required by this Declaration, may be delivered personally or by mail. If by mail, such notice, unless expressly provided for herein to the contrary with regard to the type of notice being given, shall be deemed to have been delivered and received forty-eight (48) hours after a copy thereof has been deposited in the United States first-class mail, postage prepaid, properly addressed as follows:

(a) If to an Owner, other than Declarant, to the registered address of such Owner, as filed in writing with the Board pursuant to the requirements of the Bylaws.

(b) If to Declarant, whether in its capacity as an Owner, or in any other capacity, to the address of which Declarant shall have advised the Board in writing.

(c) During the Declarant Control Period, notices to the Board shall be addressed to the address set forth in (b) above. Thereafter, notices to the Board shall be addressed either to an address to be posted by the Board at all times in a conspicuous place or to the registered office of the Association. In addition, from and after the expiration of the Declarant's management authority, notice of the address of the Association shall be given by the Board to each Owner, within a reasonable time after the Board has received actual notice of such Owner's purchase of a Lot.

16.2 **Conveyances, Notice Required.** The right of an Owner to sell, transfer, or otherwise convey his/her Lot shall not be subject to any right of approval, disapproval, first refusal, or similar restriction by the Association or the Board or anyone acting on their behalf. An Owner intending to sell a Lot shall deliver a written notice to the Board at least two (2) weeks before closing, specifying: the Lot being sold; the name and address of the purchaser, the closing agent, and the title insurance company insuring the purchaser's interest; and the estimated closing date. The failure of an Owner to properly give such notice to the Board shall not invalidate the sale. The Board shall have the right to notify the purchaser, the title insurance company, and the closing agent of the amount of unpaid assessments and charges outstanding against the Lot, whether or not such information is requested.

16.3 **Successor and Assigns.** This Declaration shall be binding upon and shall inure to the benefit of the heirs, personal representatives, successors and assigns of Declarant, and the heirs, personal representatives, grantees, lessees, sublessees and assignees of the Owners.

16.4 **Joint and Several Liability.** In the case of joint ownership of a Lot, the liability of each of the Owners thereof in connection with the liabilities and obligations of Owners set forth in or imposed by this Declaration shall be joint and several.

16.5 **Mortgagee's Acceptance.**

16.5.1 **Priority of Mortgage.** This Declaration shall not initially be binding upon any Mortgagee of record at the time of recording of this Declaration but rather shall be subject and subordinate to said Mortgage.

16.5.2 **Acceptance Upon First Conveyance.** Declarant shall not consummate the conveyance of title to any Lot until each Mortgagee of record at the time of recording of this Declaration shall have accepted the provisions of this Declaration and made appropriate arrangements for partial release of Lots from the lien of said Mortgage. The issuance and recording of the first such partial release by said Mortgagee shall

constitute its acceptance of the provisions of this Declaration and acknowledgment that this Declaration is binding upon all of the Lots remaining subject to its Mortgage; provided that, except as to Lots so released, said Mortgage shall remain in full effect.

16.6 **Severability.** The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof.

16.7 **Effective Date.** The Amended Declaration shall take effect upon recording.

16.8 **Government Right of Access.** Governmental entities shall have rights of access and inspection for the open space area and any drainage facilities contained therein.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first hereinabove written.

**DECLARANT:**

Harbhajan Mangat

Khushdev Mangat

Harbhajan Mangat

Khushdev S Mangat

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SNOHOMISH )

On this 24<sup>th</sup> day of MAY, 2018, personally appeared before me Harbhajan Mangat and Khushdev Mangat to me known to be the individuals described in and who executed the within and foregoing instrument, and on oath stated that they signed the within and foregoing instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned herein.

Dated: 5/24/, 2018

Bahadur S. Kaler  
Notary Public in and for the State of  
Washington, residing in MARYSVILLE  
My appointment expires: 08/30/2021

