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11/29/2018 03:15 PM Pages: 1 of 20 Fees: \$118.00
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DOCUMENT TITLE: FIRST REVISED COVENANTS, CONDITIONS, DESIGN
GUIDELINES AND RESTRICTIONS FOR HADDON ROAD HOA

REFERENCE NUMBER OF RELATED DOCUMENT: 201807060060

GRANTOR(S): ALLEN FAMILY INVESTMENTS LLC, a Washington Limited Liability
Company, as Declarant;

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): ALLEN FAMILY INVESTMENTS LLC, a Washington Limited Liability
Company; and future owners of Lots of PUD 2016-1001

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION:

A portion of Government Lot 6, Section 30, Township 35 North, Range 2 East, W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P33048 / 350230-0-016-0003

**FIRST REVISED COVENANTS, CONDITIONS, DESIGN GUIDELINES AND
RESTRICTIONS**

FOR

HADDON ROAD HOA

THESE COVENANTS, CONDITIONS, DESIGN GUIDELINES AND RESTRICTIONS
(this "Declaration") is made by Allen Family Investments, LLC ("Declarant") as of February
15th, 2018.

RECITALS

Declarant is the owner of certain real property (the "Property") in Skagit County, Washington, legally described on **Exhibit 1** hereto. The Property shall be referred to herein as the "Property" or the "PUD." The Property shall be subdivided as shown in the Plat for Allen Family Investments, LLC Parcel #33048 as shown in Haddon Road Plat and PUD#--PUD 2016-1001 also attached as **Exhibit 1** hereto.

NOW, THEREFORE, Declarant declares that this Declaration of Covenants, together with the PUD referred to herein, state covenants, conditions, restrictions and reservations intended by the Declarant to affect a common plan for the development of the Property mutually beneficial to all of the described Lots. These covenants, conditions, restrictions, reservations and plan are intended to become, and by the recordation of this instrument shall be conclusively deemed to be legal and equitable servitudes which shall run with the land of the Property and shall be binding upon the entire Property and upon each such Lot therein as a parcel of realty, and upon its Owners, their family members, their heirs, personal representatives, successors and assigns, and their tenants, licensees and other lawful occupants, through all successive transfers of all or part of the Property or any security interest therein, without requirement of further specific reference or inclusion in deeds, contracts or security instruments, and regardless of any subsequent forfeiture, foreclosures, or sales of Lots under security instruments, or of any forfeiture, foreclosures, or sales instituted for nonpayment of government tax, levy or assessment of any kind.

DEFINITIONS

"**Community**" means all the Property along with all the improvements constructed therein, and all other institutions and things serving the Owners of Lots therein.

"**Conveyance**" means any transfer of the ownership of a Lot, including a transfer by deed or by real estate contract, but shall not include a transfer solely for security.

"**Declarant**" means the entity, person or group of persons acting in concert who executes this Declaration of Covenants.

"**Declaration of Covenants**" means this document, which facilitates the creation of this Community; the term also includes any lawful amendments to this document.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Page 2 of 15

NOV 29 2018

Amount Paid \$
Skagit Co. Treasurer
By *M* Deputy

“Development Plan” means any formal plan of development, however termed under the Ordinance, approved by the City of Anacortes. The term also includes any amendments thereto approved by applicable governmental entities.

“Dwelling” means the principal housing structure constructed on a Lot. **“Dwelling”** is interchangeable with **“Structure,” “Home,” “Building,” and House.**

“Foreclosure” means a forfeiture or judicial or nonjudicial foreclosure of a mortgage or a deed in lieu thereof.

“Lot” means a physical portion of the Community designated for separate ownership, the boundaries of which are depicted on the PUD.

“Lot Owner” means the Declarant or any other person who owns a Lot, but does not include a person who has an interest in a Lot solely as security for an obligation. **“Lot Owner”** means the vendee, not the vendor, of a Lot under a real estate contract.

“Mortgage” means a mortgage, deed of trust or real estate contract.

“Person” means a natural person, corporation, partnership, limited partnership, trust, governmental body or agency, or other legal entity.

“Property” or **“the Property”** means all the real property described as being contained within the PUD.

“Residential Purposes” means use for dwelling and human habitation, whether on an ownership, rental or lease basis and for reasonable social, recreational or other uses normally incident to such purposes.

“Upkeep” means any care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction that is required to maintain property in a decent, safe and sanitary condition, in keeping with the standards of the Community and with all applicable legal, administrative or regulatory requirements.

“Native Growth Protection Area” or **“NGPA”** is synonymous with **“Buffer Zone”** and shall include the west 20 feet of lots 1 and 2 and the north 20 feet of lots 2, 3, 6, 7, 9 and 10 as shown on the PUD map.

“Native Growth Protection Easement” or **“NGPE”** is established that includes the wetland, the wetland’s buffer, the geologically hazardous area, and the geologically hazardous’ area buffer. The NGPE shall begin at the west edge of the fifteen (15) foot non-disturbance setback as measured from the top of the slope and terminate on the eastern property line.

Common Areas The Common Areas of the Community consist of five (5) parking spaces on Lot 9, the driveway area adjacent to the parking spaces on Lot 9, and the NGPE.

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 be not less than 1,500 square feet. 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.

Section 1.3 Design Approval: Architectural building plans, landscaping plans and exterior roof and Structure colors shall be approved by 50% of the lot owners based on Design Guidelines defined in this document, or by an Architectural Committee designated by a vote of 50% or more of the lot owners. Plans shall be submitted to all of the lot owners or Architectural Committee with a two-week review timeline. The plan review approval shall be completed prior to submission to the City of Anacortes for a building permit. All exterior painting colors, roofing, siding, fencing and masonry choices shall be submitted with a two-week review timeline prior to application or construction. If review responses are not received back within a two-week time period of submission receipt, then the design submission shall be deemed approved and the lot owners may proceed with design choices.

Buildings and Homes constructed on Allen Family Investments, LLC 13 Lot PUD shall reflect "Transitional Farm House" or "Craftsman Northwest Style" 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 individual architectural expression appropriate to the surrounding neighborhood. Manufactured and/or mobile homes are not allowed in this project.

1.3.1 **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. All roofing material shall be an "earth tone" color in the brown, black, or grey family. Roofs to have a minimum of 12" overhang, except at dormers. Solar Panels are acceptable.

1.3.2 **Exterior Walls and Decks:**

Rock, brick and stone veneers are acceptable. Rock and stone veneer shall be an "earth tone" color in the beige, brown or grey family. Brick shall be an earth-tone or muted red but no "fire engine" red. Rock, brick and stone veneers should be structural or appear structural and must continue to finish grade level.

Approved siding materials would be shingles, 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 the 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 "Transitional Farm House" or "Craftsman Northwest Style", large window and door trim with a 3.5" minimum width, 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.

1.3.3 Exterior Colors:

- Walls are to be painted and/or stained either medium to dark browns, grays, greens or blues with a matte finish or off-white to light grey with trim that reflects "Transitional Farm House" or "Craftsman Northwest Style."
- Trim and accent colors will be medium to dark, muted browns, greens, reds, grays, blues and/or off-white to light grey with trim that reflects "Transitional Farm House" or "Craftsman Northwest Style;" "vinyl window frame colors excluded.
- Roofs are to be medium to dark browns, grays or black.

1.3.4 Fences, Walls and Gates:

- All lot fences shall be architectural in design. Design, material, location and color are to be approved by 50% of the PUD 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.

1.3.4 (A) **FENCE MAINTENANCE.** In that the City of Anacortes mandated the construction and maintenance of a certain fence located within the Property, more specifically the easterly split-rail fence on the east property line of lots 10 through 13 as shown on the PUD map, and the entire PUD was deemed to benefit from the required installed fence, it shall be the responsibility of all homeowners to contribute to the maintenance of this fence. The amount of the contribution shall be commensurate with the funds necessary to maintain said fence in a reasonably functional and aesthetically pleasing manner. The fence shall be maintained in a manner that matches the characteristics of the Property. **Funds shall be collected and set aside in the Trust Account for maintenance as further discussed herein.**

Section 1.4 Use Restrictions:

- 1.4.1 **“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.
- 1.4.2 **“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.
- 1.4.3 **“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.
- 1.4.4 **“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.
- 1.4.5 **“Landscaping Height Restrictions”**. All landscaping on the South half of each lot, including but not limited to, trees, bushes, grasses, etc. shall be trimmed and maintained not to exceed 10’ 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).
- 1.4.6 **“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.

Section 1.5 Required Maintenance:

- 1.5.1 Certain maintenance of the Property shall be required by the residents in whole or part, to include:
- 1.5.1(A) **FENCE**: Maintenance of the easterly split-rail fence on the east side of lots 10 through 13 mandated by the City of Anacortes in approving the PUD on the Property shall be the responsibility of the HOA. Also see 1.3.4(A) herein.
- 1.5.1(B) **Private Roads**: Maintenance of the private roads accessing various homes and structures built on the Property. See Article 13 herein.
- 1.5.1(C) **Maintenance and preservation of Trees**. Mature trees and new trees planted by or on behalf of the Declarant in those areas declared “Native Growth

Protection Areas” by the City shall be preserved by the Owner of the Lot within which such trees are located.

That portion of the Property defined as the “NGPE” shall be considered a common access easement and shall be maintained by the Homeowners Association. Vegetation and tree removal, topping, or trimming in that portion of the property designated as NGPA or NGPE is strictly prohibited unless first approved by the City. The individual lot owner would need to submit an ISA certified arborist’s report that states the tree is dead, diseased, dying or a hazard to an adjacent property/use along with a geological hazardous area critical area report to the City of Anacortes’ Planning Department and Parks and Recreation Department for review and approval.

1.5.1(D) **Maintenance Cleaning of Infiltration Trenches.** The Infiltration Trenches located on Lots 10 and 11 shall be maintained by the lot owners benefited by the Infiltration Trenches as shown on the PUD.

1.5.1(E) **Maintenance** of the Grass Swales located in the right of way between the Haddon Road surface and the sidewalks shall be the responsibility of the individual lot owners of the lot adjacent to said Grass Swales.

1.5.1(F) **Maintenance**, upkeep and landscaping of the area on Lot 9, 10 and 11 as further described on the attached **Exhibit “2”** (hereinafter the “Shared Area”), shall be the equal responsibility of the owners of Lots 9, 10 and 11. The Shared Area shall be filed as an easement burdening and benefiting Lots 9, 10 and 11, and describing the purpose and use of the Shared Area. The Shared Area shall be kept mowed, trimmed, weeded and maintained in a manner consistent with a “park type” area for the use of the lot owners and their invitees. The owners of Lot 9, 10, and 11 shall share equally in the cost of the maintenance, landscaping and upkeep of the Shared Area and shall create a fund for that purpose.

The fund shall initially be funded by the Declarant and shall be held in a bank account titled Lot 9, 10 and 11 Maintenance. Each lot owner shall pay \$40.00 per month into the Lot 9, 10 and 11 Maintenance fund. The handling and accounting of the Lot 9, 10 and 11 Maintenance fund shall be the responsibility of the Lot 9, 10 and 11 owners and shall be shared equally. One member shall be assigned by the three members as signatory on the account at any given time and shall provide annual accounting to all the members.

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.

ARTICLE 3
CHANGES TO CC&RS

Changes to these Covenants, Conditions, Design Guidelines & Restrictions, other than by the Declarant herein, require a 2/3 vote (66.66%) majority agreement of the lot owners of this PUD. Seed Article 14.

ARTICLE 4
ANIMALS

Section 4.1 No animals or livestock of any kind shall be raised, bred or kept on any Lot, except for dogs, cats, rabbits, chickens (no roosters) or other household pets; provided they are not kept, bred or maintained for commercial purposes. Other household pets are limited to fish and small indoor caged animals. No "exotic" animals are allowed.

Section 4.2 Dogs shall be kept and confined in fenced areas or on leashes when within the Property and rabbits, chickens and other and additional allowed animals, shall be fenced so that they cannot leave the lot owner's property.

Section 4.3 Owner shall cleanup after their pets within the Properties.

Section 4.4 No dangerous or potentially dangerous dogs or dog breeds shall be allowed within the Property unless such dog is a service animal and no Owner shall harbor or keep a dog that howls, barks or makes other loud noises or unreasonably annoys or disturbs other people within the Properties. If a person owns a service animal they shall provide appropriate medical documentation as required under Washington and federal law.

ARTICLE 5
ENFORCEMENT

The Declarant and any Lot Owner shall have the right to enforce, by any proceedings at law or in equity, all covenants, conditions, restrictions, reservations, liens and charges now or hereafter imposed by this Declaration. If the Declarant or any Lot owner seeks an injunction they shall not be required to post any bond and each Lot Owner hereby waives the right to require the posting of a bond in any proceeding for an injunction under this Declaration. The failure of the Declarant or any Lot Owners to enforce any rights hereunder shall not be deemed to constitute a waiver of the right to do so thereafter. The prevailing party in any litigation involving the enforcement of any provision of this Declaration shall be entitled to judgement for the reasonable attorney's fees, court costs and other costs incurred in such litigation by such prevailing party. The venue for any action shall be in Skagit County, Washington.

ARTICLE 6
GRANTEE'S ACCEPTANCE

The grantee of any Lot subject to this Declaration shall, by the acceptance of a deed conveying title thereto or by the execution of any contract for the purchase thereof, whether from

Declarant or any subsequent Owner of such Lot, accept such deed or contract upon, and subject to, each and every provision of this Declaration and the provisions contained herein.

ARTICLE 7
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, if the remainder complies with and furthers the common plan of this Community.

ARTICLE 8
RESIDENTIAL LOTS

Section 8.1. Number and Location. The Community contains thirteen (13) Lots zoned for residential use which are depicted on the PUD. The location of those Lots and their dimensions are shown on the attached **Exhibit 2**.

Section 8.2. Initial Construction of Dwellings and Other Improvements Within Lots.

Dwellings and related improvements, including fencing and accessory structures, will be constructed within the Lots of the PUD or under the direction of the Declarant, according to a common design scheme established by the Declarant. No manufactured homes are permitted. Any addition, alteration or improvement within the Lots developed by the Declarant shall be consistent with the Declarant's scheme. Any alterations or improvements within any Lot in the Community that requires a permit shall be constructed in accordance with the building code and other applicable ordinances of the City of Anacortes.

Section 8.3. No Permanent Construction Within Easements. No permanent building, deck or other significant structure shall be constructed within the easement areas on the Lots or in the common areas depicted on the PUD. A setback is not a consideration in the easement but the easement is subject to limited building allowances.

Section 8.4. Upkeep of Lots. Each Lot Owner shall, at his or her sole expense, have the right and the duty to keep the Lot, its Dwelling and all other improvements in good order, condition and repair and shall do all Upkeep, decorating, landscaping and painting at any time necessary to maintain its good appearance and condition. Each Owner shall perform this Upkeep responsibility in such manner as shall not unreasonably disturb or interfere with other Owners, or scenic views otherwise available from other Lots in the Community.

Section 8.5. Damaged Improvements. If a Dwelling or other major improvement located upon a Lot is damaged or destroyed, the Owner thereof shall restore the site either (i) by repairing or reconstructing such Building or improvement or (ii) by clearing away the debris and restoring the site to an acceptable condition compatible with the remainder of the Property. Such work must be commenced within nine (9) months after the casualty and shall be substantially completed within eighteen (18) months after the casualty.

Section 8.6. Preservation of Certain Trees. Mature trees and new trees planted by or on behalf of the Declarant shall be preserved by the Owner of the Lot within which such trees are located; such trees of concern as are located in the northly and westerly 20-foot buffer areas.

The Buffer Zone was approved by the City of Anacortes pursuant to the PUD as a condition to the platting and development of the Community. The Buffer Zone requires the preservation of certain existing trees and the planting of additional trees to meet the City's minimum vegetation requirements for this new development as described in the final PUD and decision of the City of Anacortes. The City retains the right to enforce such requirements. Changes to the Buffer Zone, require the advance written approval of the City, not the approval of Adjoining Lot owner.

ARTICLE 9 COMMON AREAS

Section 9.1. Common Areas. The Common Areas of the Community consist of five (5) parking spaces on Lot 9, the driveway area adjacent to the parking spaces on Lot 9, and the NGPE.

Section 9.2. The private roads that serve the various groups of lots are considered "common areas" to the specific lots served but not to the entire Community.

Section 9.3. No Interference with Common Areas. Nothing shall be altered or constructed in, stored in or removed from the Common Areas.

Section 9.4. Regular Inspections: Regular inspection and maintenance of the private infiltration systems by a qualified professional engineer is required and shall be the responsibility of the Lot Owners served by the infiltration system as depicted on the PUD.

ARTICLE 10 PERMITTED USES

Section 10.1. Permitted Uses.

10.1.1 Residential Use.

The Lots in this Community are intended to be used for residential purposes, whether on an ownership, rental or lease basis and for common social, recreational or other reasonable uses normally incident to such purposes. Parts of a Dwelling also may be used for a professional office or other low impact commercial use, provided that such use is consistent with all applicable laws, ordinances and regulations of any governmental authority, and so long as such use does not generate any appreciable levels of client or customer traffic, bulk shipping or receiving, noise or other disturbance to other lawful occupants of the Community.

10.1.2. Trees and Vegetation.

10.1.2.1 Following the construction of a Dwelling structure on a Lot, its Owner(s) shall preserve mature trees on the Lot and properly maintain any landscaping vegetation on the Lot, so as to enhance the appearance and value of the Lots in the Community and to prevent the spread of noxious weeds in addition to conforming with the requirements of the PUD. The Owner(s) shall also maintain and preserve those trees existing in the Native Growth Protection Areas on each individual lot consistent with the PUD and the decision of the Anacortes City Council.

10.1.2.2 **NGPE/NGPA Trees:** Within the Native Growth Protection Easement, and the 20-foot wide Native Growth Protection Area (NGPA) established along the western and northern property lines of the subject parcel, vegetation and tree removal, topping, or trimming is strictly prohibited unless first approved by the City. The individual lot owners and/or the HOA would need to submit an ISA certified arborist's report that states the tree is dead, diseased, dying or a hazard to an adjacent property/use along with a geological hazardous area critical area report to the City of Anacortes' Planning Department and Parks and Recreation Department for review and approval.

10.1.3. **Surface Water Run-Off.**

No Lot shall be improved in such a way as to cause excess surface water run-off that may damage or inconvenience other Lots or properties or the Owners thereof.

10.1.4. **Noise, Offensive or Illegal Activity.**

No person shall cause any unreasonably loud noise anywhere in the Community, nor shall any person permit or engage in any noxious, offensive or illegal activity, practice or behavior causing annoyance, discomfort or disturbance to any personal lawfully present on any portion of the Property. Quiet hours shall be observed from 10:00 p.m. to 7:00 a.m., during which only minimal noise shall be permitted to emanate from any Lot.

10.1.5. **Privacy Fencing.**

Fences are permitted but must conform to the style installed by the Declarant, consistent with such further standards as required by the City of Anacortes.

10.1.6 **Vehicle Operation and Parking Restrictions.**

10.1.6.1 **General Restrictions.**

Vehicle parking is permitted on portions of the Lot which have been improved for such purposes. A minimum of two off-street parking spaces are required per Lot, which can be accomplished by using the driveway area in front of the garage associated with each Dwelling.

10.1.6.2 **No Parking on Private Roadway.**

No parking is permitted on other lot owners' private drives or lots except for lot 9 which shares parking with lots 10 and 11.

10.1.6.3 **R.V. Parking, Etc.**

Except as hereinafter provided, junk vehicles (as defined in RCW 46.55.010), and small or large commercial-style vehicles (including without limitation trucks, tractors, large vans or other types of commercial type vehicles or equipment which either require a commercial vehicle operator's license or which exceed 6,000 lbs. in gross vehicle weight) may not be stored, kept or maintained anywhere within the Community.

Bona fide Recreational Vehicles up to but not exceeding twenty-four (24) feet may be parked on the lot of a lot owner in a driveway area or other reasonable and aesthetically pleasing location such as an RV pad or garage that fits within the guidelines of this Declaration. A "Recreational Vehicle" shall be defined to include a motorhome, boat, trailer or 5th wheel. Failure of an Owner or other Occupant to abide by such standards or to remove an offending vehicle or equipment from a Lot shall constitute a nuisance.

10.1.7. **Signs.**

Initially, no other sign of any kind shall be displayed to the public view on or from any Lot or the Common Areas without the prior consent of the Declarant; provided that this section shall not apply to Declarant or Declarant's agents, nor shall it be deemed to prohibit the Owner of a Lot from displaying a sign for a period of time in which the Lot is for sale or rent.

10.1.8. **Underground Utilities.**

All utilities are required to be located underground prior to any excavation in the PUD.

10.1.9. **Uses by Declarant.**

Nothing in the Declaration of Covenants shall be construed to prohibit the Declarant or its designees from using any Lot owned by the Declarant (or any other Lot with the permission of the Owner thereof) or any portion of the Common Areas for promotional, marketing, display or customer service purposes (such as a visitors' center) or for the closing of sales of Lots. Further, the Declarant specifically reserves the right to operate a construction office or a rental, brokerage and management office at any time on Lots owned or leased by the Declarant (or any other Lot with the permission of the Owner thereof) and on any portion of the Common Areas, to the extent permitted by law. The Declarant may assign its rights under this subsection to or share such rights with one or more other persons, exclusively, simultaneously or consecutively with respect to the Common Areas and Lots owned or leased by the Declarant or such persons.

ARTICLE 11

COMPLIANCE WITH LAW AND COVENANTS

Section 11.1. Compliance by Owners and Occupants. Each Owner and occupant of a Lot shall comply strictly with the provisions of the Declaration of Covenants. All remedies provided in this Article may be enforced against any tenant or other occupant of a Lot.

Section 11.2. Legal Proceedings. Failure to comply with any of the terms of the Declaration of Covenants shall be grounds for legal relief, including without limitation, actions to recover any sums due for money damages, injunctive relief, or any combination thereof and any other relief afforded by a court of competent jurisdiction, all of which relief may be sought by any aggrieved Owner, and shall not constitute an election of remedies.

Section 11.3. Costs and Attorney's Fees. In connection with proceeding arising out of an alleged default by any Owner or Occupant, the prevailing party shall be entitled to recover the costs of the proceeding, or any appeal therefrom, and such reasonable attorney's fees as may be determined by the Court. The Court is strongly encouraged to make such an award, to protect the values of this Community.

Section 11.4. No Waiver of Rights. The failure of an Owner or other party to enforce any right, provision, covenant or condition which may be granted by this Declaration of Covenants shall not constitute a waiver of the right of any such party to enforce such right, provision, covenant or condition in the future.

ARTICLE 12 **EASEMENTS AND SPECIAL DECLARANT RIGHTS**

Section 12.1. Easements for Lots and Lot Owners.

12.1.1 In General.

Each Lot has an easement in and through each other Lot and the Common Areas for utilities and for lateral and/or subjacent support.

12.1.2 Specific Easement Shown on PUD.

Easements shown on the PUD are hereby confirmed. Any easement shown on the PUD which benefits one or more Lots in the Community, or which benefits any third parties or any real property not included within the Project, confers various rights and benefits upon such third parties or owner(s) of any such real property. Reference should be made to the PUD.

ARTICLE 13 **PRIVATE ROADS**

Section 13.1 Several groups of lots in the PUD are served by private roads. The groups of lots are as follows: Lots 1 through 4; Lots 5 through 8; Lots 9 through 11; and Lots 12 and 13.

Section 13.2 Unless such private road is otherwise defined as a common area, each group of lot owners shall be responsible for the upkeep and maintenance of the private road serving their particular group of lots. The percentage of responsibility for upkeep and maintenance shall be divided equally among the lot owners.

Section 13.3 For enforcement of this provision each lot owner shall follow the guidelines given in Articles 5 and 11 of this Declaration.

ARTICLE 14 **AMENDMENT OF DECLARATION OF COVENANTS**

Section 14.1. Procedure for Amendment of Declaration of Covenants. Amendments to the Declaration of Covenants shall be made by an instrument in writing entitled "Amendment to Declaration of Covenants" which sets forth the entire amendment. Except in cases of amendments that may be adopted by the Declarant unilaterally pursuant to Section 14.3 hereof,

amendments may be adopted only if at least 66.6% of the Owners execute and approve an instrument in writing containing such amendment.

Section 14.2. Recordation Required. Every amendment to the Declaration of Covenants must be recorded with the County Auditor and is effective only upon recording. An amendment shall be indexed in the name of the Community and shall contain a cross-reference by recording number to the Declaration of Covenants and each previously recorded amendment thereto.

Section 14.3 Amendments by Declarant. The Declarant may unilaterally adopt and file amendments to the Declaration of Covenants for so long as the Declarant is the Owner of any Lot in the Community or until the expiration of the time limit for the exercise of any Special Declarant Rights reserved by the Declarant.

ARTICLE 15

FUNDS MAINTENANCE AND DISTRIBUTION

Section 15.1 Trust Account. A Trust Account shall be established to hold funds for the maintenance of the fence and the common areas of the PUD as well as any other and additional financial commitment of the PUD owners as a whole. Each lot owner shall contribute \$100.00 a year. The amount of the contribution shall be adjusted each year by the HOA through the operation of a positive vote of 50% or more of the members, but in no event shall the contribution be less than \$100.00 per year.

15.2.1 The Trust Account shall not be comingled with funds for partial maintenance areas such as the private roads that serve various portions of the PUD and not the PUD as a whole.

15.2.2 The funds in the Trust Account shall be held in a Washington Bank and managed by two individuals jointly. The Trust Fund Managers shall be elected or removed by a 50% vote of the Lot Owners in the PUD. The Trust Account managers shall provide an annual accounting to the members of the HOA. If a Manager resigns, is removed or is no longer able to serve for any reason, a meeting of the lot owners shall be called as soon as practical to replace said manager.

15.2.3 The HOA shall maintain liability insurance in the amount of \$1,000,000 per event and \$300,000 per claim for incidents occurring in all common areas and easement areas or other and additional areas where the HOA may encounter liability. The insurance shall be paid from the Trust Account.

ARTICLE 16

MISCELLANEOUS

Section 16.1. No Right of First Refusal. There is no right of first refusal limiting or restricting the right of any Lot Owner to sell, transfer or convey his or her Lot.

Section 16.2. Effective Date. This Declaration of Covenants shall take effect upon recording.

Section 16.3. Notices. Any Notice permitted or required to be delivered under the provisions of this Declaration may be delivered either personally or US. Mail, postage prepaid. If delivered by mail, such Notice shall be deemed to have been delivered forty-eight (48) hours after a copy has

EXHIBIT 1
HADDON ROAD PUD

THE SOUTH 14 RODS OF THE EAST 60 RODS OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2E. W.M., SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREO CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED JANUARY 30, 1957, UNDER AUDITOR'S FILE NUMBER 547018, ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE WEST 20 RODS (330 FEET) OF SAID GOVERNMENT LOT 6. SURVEY AF#200801280007.

Tax Parcel Number P33048

EXHIBIT 1

HADDON ROAD 13--LOT PLANNED UNIT DEVELOPMENT
CITY OF ANACORTES APPLICATION NO. PUD-2016-1001

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 2018, AT _____
M. IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST
OF THOMAS L. ALLEN.

LEGAL DESCRIPTION
THE SOUTH 231 FEET OF THE EAST 930 FEET OF GOVERNMENT LOT 6, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THAT PORTION CONVERTED TO THE STATE OF WASHINGTON BY DEED RECORDED JANUARY 30, 1937, UNDER AUDITOR'S FILE NO. 547018, AND EXCEPT THAT PORTION, IF ANY, LOTS WITHIN THE WEST 330 FEET OF SAID GOVERNMENT LOT 6, SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

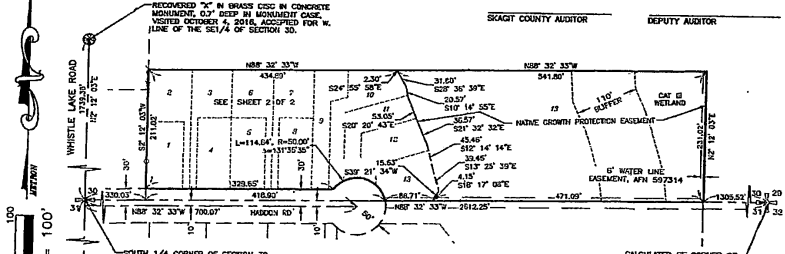
(LEGAL DESCRIPTION BASED ON STEWART TITLE BOUNDARY COMPANY SUBDIVISION GUARANTEE ORDER #115755 DATED MARCH 19, 2016)

CONDITIONS, COVENANTS & RESTRICTIONS

1. ZONING (BY THE ZONING APPLIED PER PUD) RESIDENTIAL (R1) ZONING DISTRICT (WITH R2 ZONING APPLIED PER PUD) MINIMUM LOT SIZE = 15,000 SQ.FT. (7,500 SQ.FT. MOORED AS PART OF PUD PER AEC 1726-0702 STANDARDS) GROSS ACREAGE = 8.779 ACRES (INCLUDES 1/2 ACRES RIGHT OF WAY (22,553 SQ.FT.) NET ACREAGE = 4.899 ACRES (215,935 SQ.FT.) MAXIMUM ALLOWED DENSITY = 2 DWELLING UNITS PER ACRE (4 DWELLING UNITS PER ACRE MOORED AS PART OF PUD PER AEC 1726-0702 STANDARDS). THE SITE IS 5.079 GROSS ACRES WHICH INCLUDES 1/2 THE ACRES RIGHT OF WAY. A PROJECT DENSITY OF 2.46 DWELLING UNITS (DU) PER GROSS ACRE IS PROPOSED (13 DU/5.79 GROSS ACRES) MINIMUM LOT FRONTAGE = 30 FEET BELIEVE FOUNDATION SETBACKS FRONT YARD = 20' REAR YARD = 20' SIDE YARD = 10' (IF STREET IS DESIGNATED ARTERIAL = 20') SIDE YARD ON PLANNING STREET = 10' (IF STREET IS DESIGNATED ARTERIAL = 20') REAR YARD = 20'
2. A LANDSCAPE PLAN ASSOCIATED WITH INDIVIDUAL LOTS SHALL BE SUBMITTED AT THE OF BUILDING PERMIT APPLICATION SUBMITTAL. TWENTY (20) PERCENT OF EACH LOT SHALL BE LANDSCAPED USING PLANTS INDIGENOUS TO WASHINGTON. LANDSCAPING SHALL BE IN PLACE AND COMPLETE BEFORE BUILDING PERMIT CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
3. SANITARY SEWER AND STORMWATER DRAIN LINES SHALL BE INSTALLED (15) FOOT NON-OBSTRUCTION SETBACK AS MEASURED FROM THE TOP OF GRADE.
4. THE DEVELOPER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREAS AS REFERRED IN THE COVENANTS, CONDITIONS & RESTRICTIONS.
5. LOTS IN THIS SUBDIVISION SHALL BE GOVERNED BY THE HOME OWNER'S ASSOCIATION AND THE HOA COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. _____
6. ALL STRUCTURES ARE REQUIRED TO MAINTAIN A THIRTY (30) FOOT BUILDING SETBACK AS MEASURED FROM THE TOP OF SLOPE. NON-STRUCTURAL EXTERIES SUCH AS DECKS AND PATIOS ARE ALLOWED WITHIN THE THIRTY (30) FOOT SETBACK PROVIDED THEY ARE OUTSIDE OF THE THIRTY (30) FOOT NON-OBSTRUCTION SETBACK AS MEASURED FROM THE TOP OF GRADE.
7. WITHIN THE NATIVE GROWTH PROTECTION EASEMENT, VEGETATION OR TREE REMOVAL, TOPPING, OR TRIMMING IS STRICTLY PROHIBITED UNLESS APPROVED FIRST BY THE CITY. THE INDIVIDUAL LOT OWNER WOULD NEED TO SUBMIT AN ISA CERTIFIED ARBORIST'S REPORT THAT STATES A TREE IS DEAD, DISEASED, DYING, AND A HAZARD TO AN ADJACENT PROPERTY/USE ALONG WITH A GEOLOGICAL HAZARDOUS AREA CRITICAL AREA REPORT TO THE CITY OF ANACORTES PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL. (CONCURRENCE OF NATIVE GROWTH PROTECTION EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. _____)
8. WITHIN THE NATIVE GROWTH PROTECTION AREA, VEGETATION OR TREE REMOVAL, TOPPING, OR TRIMMING IS STRICTLY PROHIBITED UNLESS APPROVED FIRST BY THE CITY. THE INDIVIDUAL LOT OWNER WOULD NEED TO SUBMIT AN ISA CERTIFIED ARBORIST'S REPORT THAT STATES A TREE IS DEAD, DISEASED, DYING, AND A HAZARD TO AN ADJACENT PROPERTY/USE ALONG WITH A GEOLOGICAL HAZARDOUS AREA CRITICAL AREA REPORT TO THE CITY OF ANACORTES PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL.
9. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO APPLICABLE WATER, SEWER, AND STORMWATER GENERAL FACILITY AND HOODUP FEES AND TRANSPORTATION, FIRE, AND PARK IMPACT FEES. THESE FEES ARE PAYABLE AT LEVELS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AND MAY DIFFER FROM THOSE FEE LEVELS CURRENTLY IN EFFECT. SEWER AND WATER LATCHOAR CHARGES MAY BE PAYABLE.
10. AUTOMATIC FIRE SPRINKLER SYSTEMS MAY BE REQUIRED FOR EACH RESIDENCE AS REQUIRED BY THE FIRE MARSHAL.
11. SUBJECT TO THE TERMS AND PROVISIONS OF EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC. RECORDED UNDER AUDITOR'S FILE NO. 2005006069.
12. SUBJECT TO THE TERMS AND PROVISIONS OF GEOLOGICALLY HAZARDOUS AREA COVENANT RECORDED UNDER AUDITOR'S FILE NO. 20170610023.

EASEMENTS
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES AND ALL UTILITY COMPANIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UPON THE ENTIRE FRONTAGE OF ALL LOTS AS SHOWN HEREIN, TOGETHER WITH ALL TRACTS AND COMMON AREAS AS ANNOTATED HEREIN, IN ORDER TO INSTALL, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, POPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR OTHER DRAINAGE FACILITIES UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT. THE CITY OF ANACORTES IS ALSO HEREBY GRANTED THE RIGHTS AND OBLIGATION TO MAINTAIN AND REPAIR THE DRAINAGE FACILITY LOCATED WITHIN THE EASEMENT ADJACENT HADDON ROAD TO INSPECT ANY AND ALL STORM WATER MANAGEMENT FACILITIES AND TO REQUEST RECORDS OF INSPECTIONS AND CORRECTIONS WHEN NOTIFIED.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS PLANNED UNIT DEVELOPMENT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT.
THOMAS E. BARRY, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28067
DATE: _____



OWNERS CERTIFICATE AND DEDICATION.
I, _____, KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE HEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE HEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR DUTS AND FILLS UPON THE LOTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONNECTED TO A SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY DERIVED AND FOR THE PURPOSE STATED.
FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY OWNING TITLE FOR THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ANACORTES, ITS SUCCESSORS AND ASSIGNS TO WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF ANACORTES.
FURTHER THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF ANACORTES, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION.
THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS
ALLEN FAMILY INVESTMENTS, LLC. TITLE _____ BY: _____
DEPUTY COUNTY TREASURER

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS L. ALLEN IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: _____ 2018.
ROBERT FLEISCHER AND FOR THE STATE OF WASHINGTON
(NOTARY WABLE TO BE PRINTED)
RESIDES AS _____
MY AFFIRMATION EXPIRES _____

APPROVALS
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2018
CITY ENGINEER _____ DATE _____
DIRECTOR OF PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT _____ DATE _____

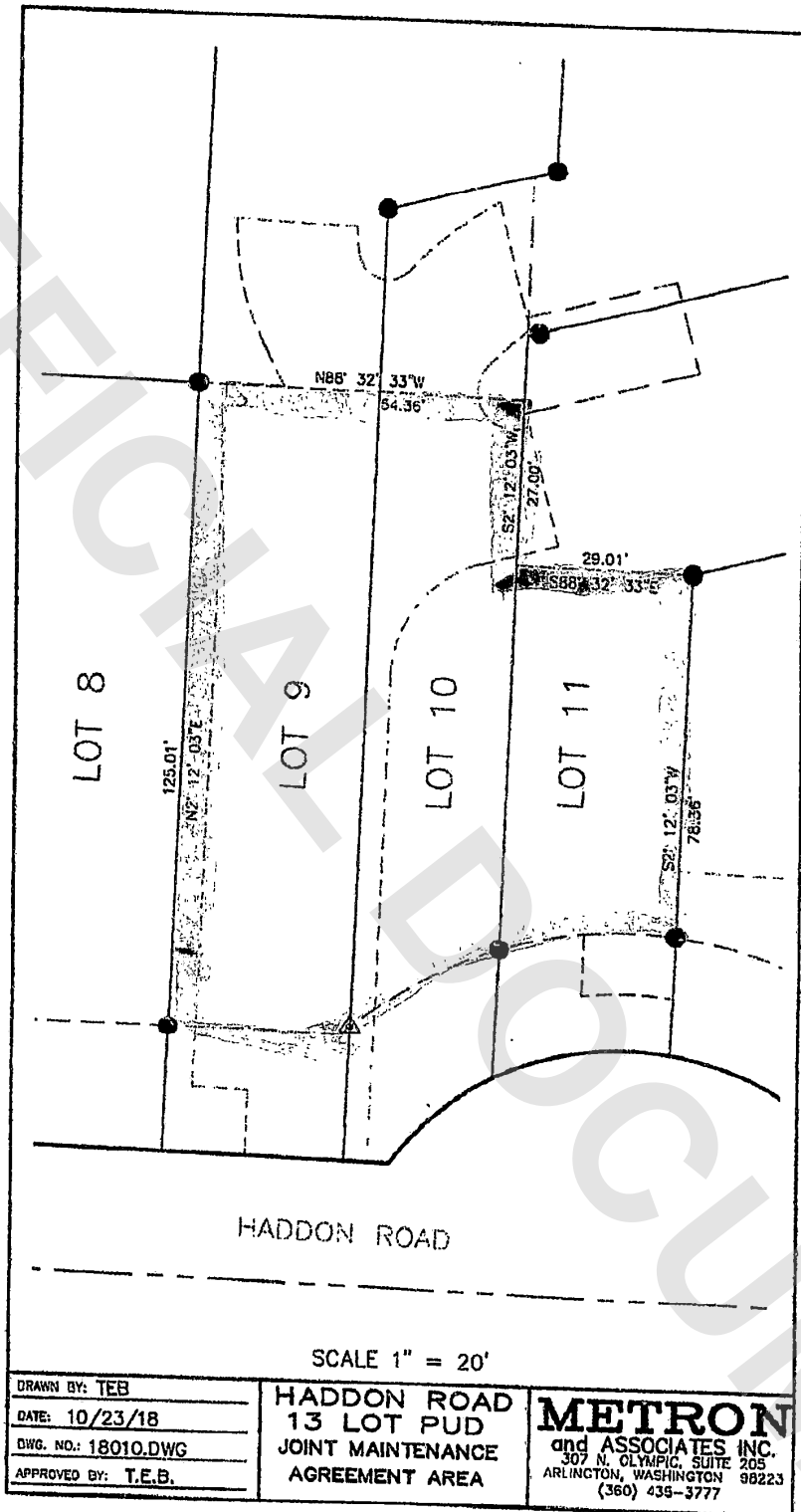
CITY OF ANACORTES TREASURER'S CERTIFICATE
TREASURER'S CERTIFICATE I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2018.
CERTIFIED THIS _____ DAY OF _____, 20____.
SKAGIT COUNTY TREASURER'S CERTIFICATE
I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2017.
CERTIFIED THIS _____ DAY OF _____, 20____.
TREASURER, SKAGIT COUNTY _____
DEPUTY COUNTY TREASURER _____
REV 07 VSW 6-27-18

<p>METRON and ASSOCIATES INC. LAND SURVEYS, MAPS, AND LAND USE PLANNING 307 N. OLYMPIC, SUITE 205 APRILTON, WASHINGTON 98223 (360) 435-3777 FAX (360) 435-4822 Copyright reserved 2017 © Metron and Associates, Inc.</p>	<p>HADDON ROAD 13--LOT PUD CITY OF ANACORTES APPLICATION NO. PUD-2016-1001 FOR ALLEN FAMILY INVESTMENTS, LLC A PORTION OF SW 1/4 OF THE NE 1/4 SECTION 30, TOWNSHIP 35 NORTH, RANGE 02 EAST, W.M., CITY OF ANACORTES SKAGIT COUNTY, WASHINGTON</p>
	<p>DATE: MARCH 2016 BY: VSW SCALE: _____ PROJECT NO. 18010 F.B.L. 1-35-2</p>

Legal Description for Joint Maintenance Agreement for Lots 9, 10 and 11 of the
Haddon Road 13 Lot Planned Unit Development

Beginning at the Southeast corner of Lot 8, Haddon Road 13-Lot PUD, City of Anacortes
Application No. PUD-2016-1001, according to the plat thereof, as recorded under Auditors File
No. 201807200076, records of Skagit County, Washington; thence North 2°12'03" East, along
the east line of said Lot 8, a distance of 125.01 feet to the Northeast corner thereof; thence
South 88°32'33" East, on the east extension of the north line of said Lot 8, a distance of 54.36
feet to the west line of Lot 11 of said Haddon Road 13-Lot PUD; thence South 2°12'03" West,
along said west line, a distance of 27.00 feet; thence South 88°32'33" East, a distance of 29.01
feet to an angle point on the east line of said Lot 11; thence South 2°12'03" West, along said
east line, a distance of 78.36 feet to the southeast corner of said Lot 11; thence westerly, along
the north right of way of Haddon Road, as shown on said plat, to the Southeast corner of said
Lot 8 and the Point of Beginning.

EXHIBIT 2



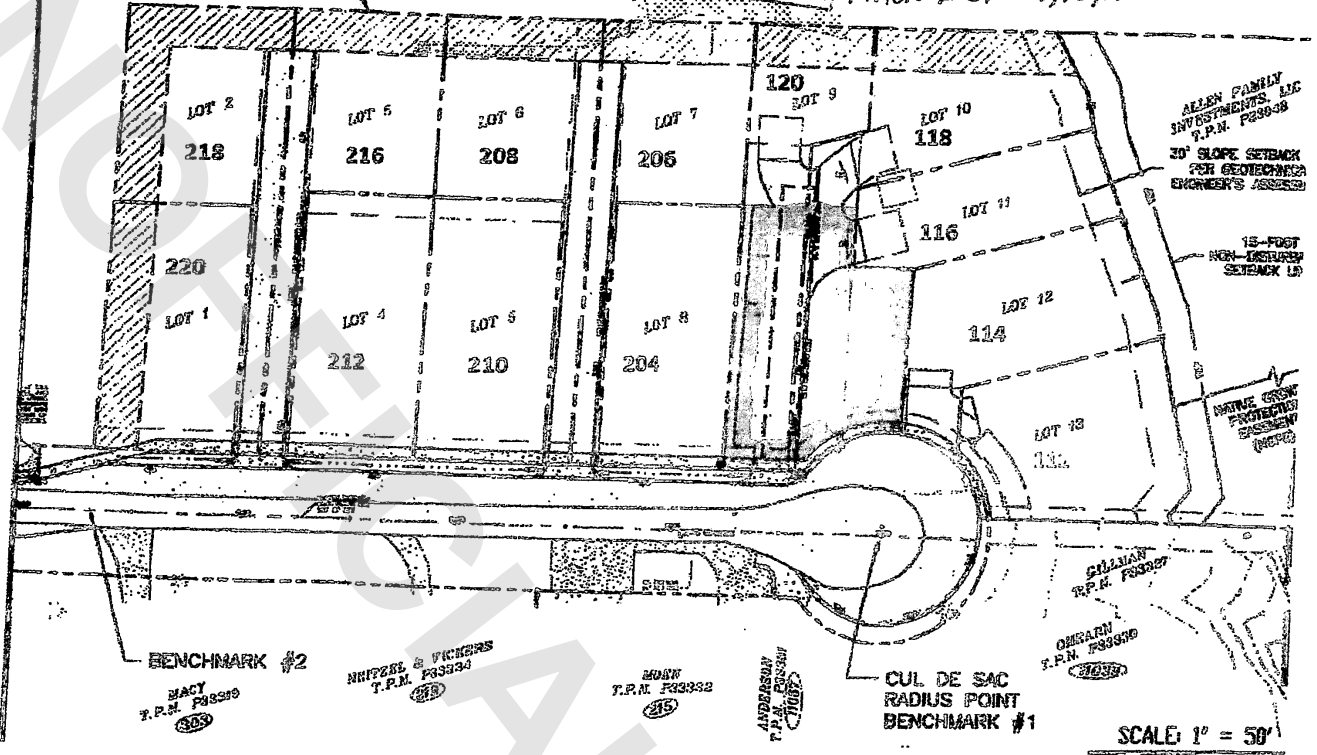
SEC

PLAT & PUD
#PUD-2016-1001

ANACOSTIA VIEW RIDGE LN
P.200047

AMENDMENT TO
JOINT MAINTENANCE OF
SOUTHERN PORTION LOTS 9,10,11

201811290087
11/29/2018 03:15 PM
PROPERTY OWNERS
STREET 605
P.200020



SCALE: 1" = 50'