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Skagit County Auditor, WA

Filed for Record at Request of: Law Offices of Gregory E. Thulin, PS 3130 Howe Pl., Suite 101 Bellingham, WA 98226

Document Title: Cov

Covenant Binding Property

Grantor:

Donna M. Holt

Grantee:

Rosewood HOA and the General Public

Legal Description:

Lot 52, "Rosewood P.U.D. Phase 1" AF#200002140086

Tax Parcel No:

P116489

COVENANT BINDING PROPERTY

THIS COVENANT is made this Avidance of April, 2024, by Donna M. Holt, an individual ("Holt").

RECITALS

A. Holt is the owner of real property and improvements located at 2711 Arbor Street, Mount Vernon, Skagit County, Washington, legally described as follows:

Lot 52, "Rosewood P.U.D. Phase 1," as recorded February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Hereinafter referred to as the "Property.

- B. The Property is located within the Plat of Rosewood P.U.D., which was recorded with the Skagit County Auditor on February 14, 2000, under Auditor's File No. 200002140086 ("Rosewood").
- C. Rosewood is governed by the Rosewood Homeowners Association, a Washington nonprofit corporation ("Association").
- D. The property within Rosewood is subject to the Amended and Restated Declaration of Covenants recorded under Skagit County Auditor's File No. 200602220048 ("Amended Declaration"). It is also subject to the Association's Bylaws, Articles of Incorporation, Plat Map and Rules and Regulations (collectively "Governing Documents").

- E. Pursuant to a settlement agreement executed contemporaneously herewith, by and between Holt and the Association, the Property will not be subject to the Amended Declaration and Governing Documents so long as Holt personally owns, occupies and uses the Property as her primary residence.
- F. Once Holt stops using the Property as her primary residence, she has agreed to bind the Property to the Amended Declaration and Governing Documents.

NOW, THEREFORE, Holt covenants and agrees as follows:

- 1. Agreement to Bind. Holt hereby binds the Property to the terms and conditions of the Amended Declaration (as may be amended in the future) and the Governing Documents of the Association (as may be amended) effective immediately upon the sale, transfer, vacating, or failing to use the Property as Holt's primary residence.
- 2. Notice of Effective Date of Binding the Property. The sale or transfer of title to the Property to a party other than Holt, shall serve as notice that the Property is bound by the Amended Declaration and Governing Documents. Upon Holt vacating, or failing to use the Property as Holt's primary residence, the Association may record a notice of binding effect of this Covenant, depicting the effective date that the Property is bound by the Amended Declaration and Governing Documents.
- 3. <u>Binding Effect</u>. This Covenant runs with the Property and is binding upon Holt, her heirs, successors and assigns.

DATED: April **9**_, 2024.

Donna M. Holt

STATE OF WASHINGTON

SS.

COUNTY OF SKAGIT

On this day personally appeared before me Donna M. Holt to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED: April 4th, 2024.

Notary Public in and for the State of Washington Residing at Bellingham * 50.45 it

Commission expires: 07/26/

TONY LEON Notary Public State of Washington Commission # 184873 My Comm. Expires Jul 26, 2024