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12/18/2025 12:28 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

AFTER RECORDING
PLEASE RETURN TO
Cascade River Community Club
P.O. Box 141
Marblemount, WA 98267

DECLARATION OF COVENANT

Cascade River Community Club

I the undersigned, owner in fee simple of the land described herein, hereby declare this covenant and place the same on record.

I the grantor herein, am the owner in fee simple of the following described real estate situated in Skagit County, State of Washington; to wit:

LOT 213, CASCADE RIVER PARK NO. 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 54 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.---VAL INCL IN LOTS *P6376e*

On which the grantor owns and operates a well and waterworks supplying water for public use located on said real estate, at:

More or less 34 feet from the northeast property line, and more or less 12 feet from the southeast property line.

And grantor is required to keep the water supplied from said well free from impurities which might be injurious to the public health.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of said grantor water supply.

NOW, THEREFORE, the grantor agrees and covenants that said grantor, their heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor and within 100 (One Hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as: structures intended for dwelling, cesspools, sewer, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESS, my hand this 18 day of DECEMBER, 2025.

PAUL TEWS

Paul Tews

Grantor(s) PRESIDENT CRCC HOA

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that

_____ is the person who
Appeared before me, and said person acknowledged that
he/she signed this instrument and acknowledged it to be
his/her free and voluntary act for the uses and purposes
mentioned in the instrument.

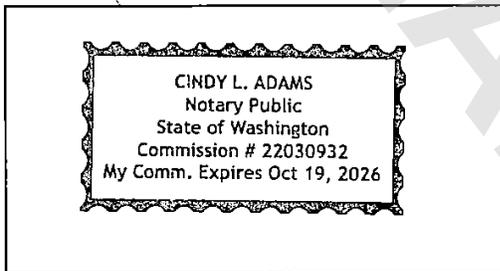
NOTARY PUBLIC, in and for the
State of Washington
Residing at: _____

My commission expires: _____

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.
)

On this 18th day of December, 2025, before me personally appeared . Paul John Tews, president of *Cascade River Community Club* that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of *Cascade River Community Club*, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.




Cindy L Adams,
Notary Public, in the State of Washington
Commission Expires: October 19, 2026