

Please return to:
Montreaux I, LLC
c/o Landed Gentry Development, Inc.
504 E. Fairhaven Avenue
Burlington, WA 98233



200805160148
Skagit County Auditor

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Name of Document: RESTRICTIVE COVENANT
Grantors: MONTREAUX I, LLC
Grantee: MOUNT VERNON SCHOOL DISTRICT NO. 320
Property: LOTS 1-78 (NOT INCLUDING LOTS 38, 39, 40, 41) PLAT
OF MONTREAUX PHASE 1 PUD, RECORDED UNDER
AF#200707230124, BEING A PORTION OF SW 1/4 OF
SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST
PARCEL NOS. P126394 – P126471, INCLUSIVE,
EXCLUDING PARCELS P126431,
P126432, P126433, P126434

Complete list of legal descriptions on Exhibit A of Restrictive Covenant

RESTRICTIVE COVENANT

THIS DECLARATION of Restrictive Covenant ("Covenant") is dated as of April ____, 2008, by Montreaux I, LLC (the "Developer").

1. Definitions

- 1.1. Adult. The term "Adult" shall mean a person who is 55 years of age or older, residing in a Unit.
- 1.2. Association. The term "Association" shall mean the unit owners' association, which is established to manage the Project, and which is composed of the Owners, or their heirs, legal representatives, successors and permitted assigns.
- 1.3. Developer. The term "Developer" shall mean Montreaux I, LLC, or its legal representatives, successors and permitted assigns.
- 1.4. Owner. The term "Owner" shall mean a person who owns a Unit, or his or her heirs, legal representatives, successors and permitted assigns.
- 1.5. Project. The term "Project" shall mean the residential development consisting of seventy-eight (78) single family units commonly known as Montreaux located within the City of Mount Vernon.
- 1.6. Property. The term "Property" shall mean the real property legally described on Exhibit A.
- 1.7. Unit. The term "Unit" shall mean a single family residential unit to be occupied by an Adult living in the Project.

2. Restrictive Covenants

- 2.1. Use of Project. The Project is intended to be and shall be operated as "Housing for Older Persons" pursuant to the federal Fair Housing Act Amendments of 1988, 42 U.S.C. § 3607(b)(2)(B) and implementing regulations thereof.
- 2.2. Residents of Project. No person may be a resident of the Project, except as expressly authorized by this Article 2.
 - 2.2.1. Residents. Except as expressly authorized in Section 2.2.2 below, the residents of the Project will be restricted solely to Adults. A person is deemed to be a resident of the Project if that person remains overnight or sleeps in a Unit.
 - 2.2.2. Temporary Guests. Visits by non-residents shall not exceed thirty (30) nights in any six (6) month period.
- 2.3. Conveyances of a Possessory Interest. Unless a school impact fee has been paid in accordance with Article 3 hereof, any sale of, lease of, grant of a life estate in, other conveyance of any possessory interest in, or offer to make such conveyance of, an interest in any Unit or in all or part of the Project will only be made to a person or persons who will comply with the restrictions set forth in this Article 2.

3. School Impact Fee

- 3.1. School Impact Fee. A school impact fee shall be paid in the manner and the amount specified by the City of Mount Vernon school impact fee ordinance in effect at the time the interest in any Unit or in all or part of the Project is conveyed to any person not complying with the restrictions set forth in Article 2 above or any Unit or all or part of the Project is occupied by any person not meeting the criteria set forth in Article 2 above.
- 3.2. Timing of Payment of Impact Fee. Such school impact fee shall be paid to the Mount Vernon School District within thirty (30) days of receipt of notice pursuant to Article 4 below that a new resident does not meet the criteria set forth in Article 2 above. In the event that such school



impact fee is not paid within the time specified in this Article 3, interest shall accrue on the amount of such school impact fee at a rate of nine percent (9%) per annum.

4. Reporting Requirements

Within ten (10) days of any sale of, lease of, grant of a life estate in, or other conveyance of a possessory interest in, or offer to make such conveyance of, an interest in any Unit or in all or part of the Property, the Association, or if the Association has not been established, the Developer, shall furnish to the City of Mount Vernon and the Mount Vernon School District No. 320 either a copy of a birth certificate, a marriage certificate, or other reliable documentary evidence demonstrating that the new resident meets the criteria set forth in Article 2 above, or a notice that the new resident does not meet the criteria set forth in Article 2 above.

5. Miscellaneous.

- 5.1. Covenant Running With the Land. This Covenant shall be deemed to be a covenant running with the land.
- 5.2. Binding Effect. This Covenant shall apply to, inure to the benefit of, and be binding upon, the Developers and their heirs, legal representatives, successors and permitted assigns, except as otherwise expressly provided in this Covenant.
- 5.3. Captions. The captions inserted in this Covenant are for convenience only, they in no way define, limit or otherwise describe the scope or intent of this Covenant, and shall not be used to interpret or construe this Covenant.
- 5.4. Governing Law. This Covenant shall be governed by the laws of the State of Washington.
- 5.5. Venue. If an action must be brought to enforce the terms of this Covenant, such action shall be brought in Superior Court in Skagit County, Washington.

IN WITNESS WHEREOF, the Developer has caused this Restrictive Covenant to be signed by its duly authorized representative, as of the day and year first written above.

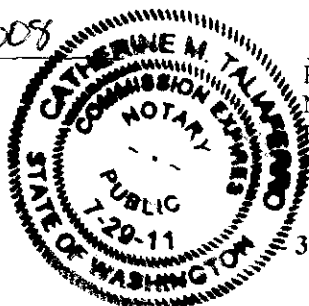
Montreaux I, LLC

[Handwritten Signature]
by Brian Gentry, Manager

State of Washington }
County of Skagit } ss.

I certify that I know or have satisfactory evidence that Brian Gentry 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 Manager of Montreaux I, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: May 15, 2008



Catherine M. Taliaferro
Print Name: Catherine M. Taliaferro
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My commission expires: July 29, 2011



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Skagit County Auditor

**EXHIBIT A
MONTREAUX PARCELS AND LEGAL DESCRIPTIONS**

Lot	Address	Street	City-St-Zip	Parcel No.	Legal Description
1	1183	Chestnut Court	Mount Vernon, WA 98274	P126394	MONTREAUX PH 1 PUD, LOT 1, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
2	1175	Chestnut Court	Mount Vernon, WA 98274	P126395	MONTREAUX PH 1 PUD, LOT 2, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
3	1167	Chestnut Court	Mount Vernon, WA 98274	P126396	MONTREAUX PH 1 PUD, LOT 3, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
4	1201	Chestnut Court	Mount Vernon, WA 98274	P126397	MONTREAUX PH 1 PUD, LOT 4, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
5	1209	Chestnut Court	Mount Vernon, WA 98274	P126398	MONTREAUX PH 1 PUD, LOT 5, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
6	4222	Sycamore Court	Mount Vernon, WA 98274	P126399	MONTREAUX PH 1 PUD, LOT 6, AC 018, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
7	4230	Sycamore Court	Mount Vernon, WA 98274	P126400	MONTREAUX PH 1 PUD, LOT 7, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
8	4308	Sycamore Court	Mount Vernon, WA 98274	P126401	MONTREAUX PH 1 PUD, LOT 8, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
9	4316	Sycamore Court	Mount Vernon, WA 98274	P126402	MONTREAUX PH 1 PUD, LOT 9, AC 018, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
10	4315	Sycamore Court	Mount Vernon, WA 98274	P126403	MONTREAUX PH 1 PUD, LOT 10, AC 018, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
11	4307	Sycamore Court	Mount Vernon, WA 98274	P126404	MONTREAUX PH 1 PUD, LOT 11, AC 017, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
12	4229	Sycamore Court	Mount Vernon, WA 98274	P126405	MONTREAUX PH 1 PUD, LOT 12, AC 017, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
13	4308	Sycamore Court	Mount Vernon, WA 98274	P126406	MONTREAUX PH 1 PUD, LOT 13, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
14	1160	Chestnut Loop	Mount Vernon, WA 98274	P126407	MONTREAUX PH 1 PUD, LOT 14, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
15	1152	Chestnut Loop	Mount Vernon, WA 98274	P126408	MONTREAUX PH 1 PUD, LOT 15, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
16	1144	Chestnut Loop	Mount Vernon, WA 98274	P126409	MONTREAUX PH 1 PUD, LOT 16, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
17	1136	Chestnut Loop	Mount Vernon, WA 98274	P126410	MONTREAUX PH 1 PUD, LOT 17, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
18	1128	Chestnut Loop	Mount Vernon, WA 98274	P126411	MONTREAUX PH 1 PUD, LOT 18, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
19	1120	Sumac Place	Mount Vernon, WA 98274	P126412	MONTREAUX PH 1 PUD, LOT 19, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
20	1112	Sumac Place	Mount Vernon, WA 98274	P126413	MONTREAUX PH 1 PUD, LOT 20, AC 017, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
21	1104	Sumac Place	Mount Vernon, WA 98274	P126414	MONTREAUX PH 1 PUD, LOT 21, AC 012, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
22	1096	Sumac Place	Mount Vernon, WA 98274	P126415	MONTREAUX PH 1 PUD, LOT 22, AC 012, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
23	1088	Chestnut Loop	Mount Vernon, WA 98274	P126416	MONTREAUX PH 1 PUD, LOT 23, AC 013, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E

Exhibit A

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Montreux Parcels



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Skagit County Auditor

Lot	Address	Street	City-St-Zip	Parcel No.	Legal Description
24	1080	Chestnut Loop	Mount Vernon, WA 98274	P126417	MONTREAUX PH 1 PUD, LOT 24, AC 012, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
25	1072	Chestnut Loop	Mount Vernon, WA 98274	P126418	MONTREAUX PH 1 PUD, LOT 25, AC 011, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
26	1064	Chestnut Loop	Mount Vernon, WA 98274	P126419	MONTREAUX PH 1 PUD, LOT 26, AC 011, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
27	1056	Chestnut Loop	Mount Vernon, WA 98274	P126420	MONTREAUX PH 1 PUD, LOT 27, AC 011, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
28	1048	Chestnut Loop	Mount Vernon, WA 98274	P126421	MONTREAUX PH 1 PUD, LOT 28, AC 011, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
29	1040	Chestnut Loop	Mount Vernon, WA 98274	P126422	MONTREAUX PH 1 PUD, LOT 29, AC 011, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
30	1032	Chestnut Loop	Mount Vernon, WA 98274	P126423	MONTREAUX PH 1 PUD, LOT 30, AC 011, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
31	1024	Chestnut Loop	Mount Vernon, WA 98274	P126424	MONTREAUX PH 1 PUD, LOT 31, AC 011, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
32	1016	Chestnut Loop	Mount Vernon, WA 98274	P126425	MONTREAUX PH 1 PUD, LOT 32, AC 011, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
33	1008	Chestnut Loop	Mount Vernon, WA 98274	P126426	MONTREAUX PH 1 PUD, LOT 33, AC 011, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
34	1000	Chestnut Loop	Mount Vernon, WA 98274	P126427	MONTREAUX PH 1 PUD, LOT 34, AC 012, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
35	818	Hickory Place	Mount Vernon, WA 98274	P126428	MONTREAUX PH 1 PUD, LOT 35, AC 013, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
36	810	Hickory Place	Mount Vernon, WA 98274	P126429	MONTREAUX PH 1 PUD, LOT 36, AC 012, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
37	802	Hickory Place	Mount Vernon, WA 98274	P126430	MONTREAUX PH 1 PUD, LOT 37, AC 013, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
42	997	Chestnut Loop	Mount Vernon, WA 98274	P126435	MONTREAUX PH 1 PUD, LOT 42, AC 018, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
43	989	Chestnut Loop	Mount Vernon, WA 98274	P126436	MONTREAUX PH 1 PUD, LOT 43, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
44	981	Chestnut Loop	Mount Vernon, WA 98274	P126437	MONTREAUX PH 1 PUD, LOT 44, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
45	973	Chestnut Loop	Mount Vernon, WA 98274	P126438	MONTREAUX PH 1 PUD, LOT 45, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
46	965	Chestnut Loop	Mount Vernon, WA 98274	P126439	MONTREAUX PH 1 PUD, LOT 46, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
47	957	Chestnut Loop	Mount Vernon, WA 98274	P126440	MONTREAUX PH 1 PUD, LOT 47, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
48	949	Chestnut Loop	Mount Vernon, WA 98274	P126441	MONTREAUX PH 1 PUD, LOT 48, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
49	941	Chestnut Loop	Mount Vernon, WA 98274	P126442	MONTREAUX PH 1 PUD, LOT 49, AC 022, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
50	933	Chestnut Loop	Mount Vernon, WA 98274	P126443	MONTREAUX PH 1 PUD, LOT 50, AC 017, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
51	925	Chestnut Loop	Mount Vernon, WA 98274	P126444	MONTREAUX PH 1 PUD, LOT 51, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E



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Lot	Address	Street	City-St-Zip	Parcel No.	Legal Description
52	917	Chestnut Loop	Mount Vernon, WA 98274	P126445	MONTREAUX PH 1 PUD, LOT 52, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
53	909	Chestnut Loop	Mount Vernon, WA 98274	P126446	MONTREAUX PH 1 PUD, LOT 53, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
54	901	Chestnut Loop	Mount Vernon, WA 98274	P126447	MONTREAUX PH 1 PUD, LOT 54, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
55	912	Chestnut Loop	Mount Vernon, WA 98274	P126448	MONTREAUX PH 1 PUD, LOT 55, AC 017, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
56	926	Chestnut Loop	Mount Vernon, WA 98274	P126449	MONTREAUX PH 1 PUD, LOT 56, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
57	954	Chestnut Loop	Mount Vernon, WA 98274	P126450	MONTREAUX PH 1 PUD, LOT 57, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
58	962	Chestnut Loop	Mount Vernon, WA 98274	P126451	MONTREAUX PH 1 PUD, LOT 58, AC 017, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
59	972	Chestnut Loop	Mount Vernon, WA 98274	P126452	MONTREAUX PH 1 PUD, LOT 59, AC 017, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
60	984	Chestnut Loop	Mount Vernon, WA 98274	P126453	MONTREAUX PH 1 PUD, LOT 60, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
61	994	Chestnut Loop	Mount Vernon, WA 98274	P126454	MONTREAUX PH 1 PUD, LOT 61, AC 018, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
62	4317	Sunray Court	Mount Vernon, WA 98274	P126455	MONTREAUX PH 1 PUD, LOT 62, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
63	4309	Sunray Court	Mount Vernon, WA 98274	P126456	MONTREAUX PH 1 PUD, LOT 63, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
64	4301	Sunray Court	Mount Vernon, WA 98274	P126457	MONTREAUX PH 1 PUD, LOT 64, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
65	4227	Sunray Court	Mount Vernon, WA 98274	P126458	MONTREAUX PH 1 PUD, LOT 65, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
66	4219	Sunray Court	Mount Vernon, WA 98274	P126459	MONTREAUX PH 1 PUD, LOT 66, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
67	4236	Sunray Court	Mount Vernon, WA 98274	P126460	MONTREAUX PH 1 PUD, LOT 67, AC 017, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
68	4228	Sunray Court	Mount Vernon, WA 98274	P126461	MONTREAUX PH 1 PUD, LOT 68, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
69	4220	Sunray Court	Mount Vernon, WA 98274	P126462	MONTREAUX PH 1 PUD, LOT 69, AC 016, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
70	1041	Chestnut Loop	Mount Vernon, WA 98274	P126463	MONTREAUX PH 1 PUD, LOT 70, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
71	1049	Chestnut Loop	Mount Vernon, WA 98274	P126464	MONTREAUX PH 1 PUD, LOT 71, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
72	1057	Chestnut Loop	Mount Vernon, WA 98274	P126465	MONTREAUX PH 1 PUD, LOT 72, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
73	1065	Chestnut Loop	Mount Vernon, WA 98274	P126466	MONTREAUX PH 1 PUD, LOT 73, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
74	1127	Chestnut Loop	Mount Vernon, WA 98274	P126467	MONTREAUX PH 1 PUD, LOT 74, AC 014, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
75	1135	Chestnut Loop	Mount Vernon, WA 98274	P126468	MONTREAUX PH 1 PUD, LOT 75, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E



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Lot	Address	Street	City-St-Zip	Parcel No.	Legal Description
76	1143	Chestnut Loop	Mount Vernon, WA 98274	P126469	MONTREAUX PH 1 PUD, LOT 76, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
77	1151	Chestnut Loop	Mount Vernon, WA 98274	P126470	MONTREAUX PH 1 PUD, LOT 77, AC 015, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E
78	1159	Chestnut Loop	Mount Vernon, WA 98274	P126471	MONTREAUX PH 1 PUD, LOT 78, AC 019, AF#200707230124, PTN SW1/4 SEC 22, TSP 34 N, RNG 4 E

Exhibit A

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Montreaux Parcels



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