



200807250066

Skagit County Auditor

7/25/2008 Page 1 of 2 2:26PM

PRIVATE ROADWAY MAINTENANCE DECLARATION

THIS DECLARATION is made and entered into this 11th day of June, 2008 by Nick Cecotti, as his separate property, as to said Lots 1, 2 and 3 Short Plat No. PL-08-0093, approved July 22, 2008 and recorded July 25, 2008 under Skagit County Auditor File No. 200807250063. Being a portion of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M., Skagit County, Washington.

P21348 & P21357

All being situate in Skagit County, Washington.

WHEREAS, it is the hope of the undersigned Declarant of said Lots 1, 2 and 3 Short Plat No. PL-08-0093, that all present and future landowners, along the as constructed shared private driveway to the above referenced Short Plat lots, individually join in a private road maintenance agreement whereby all landowners are to pay their fair share of the cost of the maintenance of the same in direct relationship to usage of said private road,

AND WHEREAS, it is the Declarants intent, in the furtherance of the common scheme described above, to herein require the present and future lot owners of said Lots 1, 2 and 3 Short CaRD No. PL-08-0093, of said private driveway from Memorial Highway, SR 536 through the easement area as shown on the face of said Short Plat are to be obligated as hereinafter provided in the body of this Declaration.

MAINTENANCE OF SAID PRIVATE DRIVEWAY shall be shared in direct usage to said roadway with each lot owner, or future lot owner, being responsible for their fractional share (1 per lot) for the labor and cost of all scheduled maintenance.

DECLARANTS also agree that the access shall remain open at all times or mutually agree to own and operate a gate crossing the access at the point of entry from Memorial Highway, SR 536.

MAINTENANCE defined herein shall mean the equal requirement of said owners to share said labor and cost to maintain said roadway easement in a good workmanlike manner. Any further improvements above and beyond the said requirements to maintain the road in a good workmanlike manner must be agreed upon with the cost shared by all parties and approved prior to commencement of any work.

FURTHER, THE DECLARANTS acknowledge the perpetual easement for installation of utilities, specifically these rights to, but not limited to Puget Sound Energy, Verizon, Cascade Natural Gas, P.U.D. No. 1, T.V. Cable, and further any successors and assigns of said companies the right to enter in, cross under, through and over described easement roadway to provide utility services to all of said Short Plat lots and any further division and refinements thereof.

Additional users may be added to this road maintenance agreement with the understanding that their use of the roadway shall also include responsibility with respect to the fractional costs associated with the roadway maintenance.

DATED this 11th day of June, 2008.

Nick Cecotti
Nick Cecotti, as his separate property

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me **Nick Cecotti**, as his separate property, to me known to be the individual in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED this 11th day of June, 2008.

Bruce G. Lisser
NOTARY PUBLIC in and for the
State of Washington
Residing at: *Mount Vernon*
My Notary expires: *7-14-08*

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY ---- PUBLIC
My Commission Expires 7-14-2008



200807250066
Skagit County Auditor

7/25/2008 Page 2 of 2 2:26PM