

Return address:



201202060079

Skagit County Auditor

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Document Title: Restrictive Covenant

Reference Number :

Grantor(s): additional grantor names on page ____.

1. Tim Hyatt
2. Nicolette Harrington

Grantee(s): additional grantee names on page ____.

1. public
- 2.

Abbreviated legal description: full legal on page(s) ____.

Lot 3 PTN 4 BL 14 Syndicate Addition
to the Town of Laconer

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ____.

P74335

DECLARATION OF RESTRICTIVE COVENANT

WHEREAS, Tim Hyatt and Nicolette Harrington, ("Declarant") are the owners of real property described below (the "Property"), which Property currently contains a single family residence ("Primary Dwelling Unit"); and

WHEREAS, Declarant has made application to the Town of La Conner for permission to construct and utilize on the Property an "Accessory Dwelling Unit" pursuant to LCC Section 15.110.080 (the "Code"); and

WHEREAS, the code requires that:

- (1) The owner of the property must live in either the primary dwelling or the accessory dwelling.
- (2) The applicant shall provide evidence of a recorded deed restriction prior to the issuance of a conditional use permit.
- (3) The accessory dwelling may be no more than 700 square feet in size.
- (4) The single-family appearance and character of the dwelling unit shall be maintained when viewed from the surrounding neighborhood. The accessory unit shall be compatible in appearance and character with the primary dwelling unit.
- (5) At least two spaces of off-street parking will be provided for the primary dwelling and a single off-street parking space shall be provided for the accessory dwelling unit.

WHEREAS, Declarant accepts as reasonable the Conditions and agrees that this fully executed Declaration Restrictive Covenant (Declaration") shall be recorded at Declarant's expense upon approval of the Declarant's application;

DECLARANT HEREBY DECLARES THAT, with respect to the real property legally described as follows,

SYNDICATE ADD TO LA CONNER, LOTS 3 AND 4, EXCEPT THE EAST 25 FEET OF LOT 4, BLOCK 14, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON. LOTS 3 AND 4, EXCEPT THE EAST 25 FEET OF LOT 4, BLOCK 14, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON

upon construction and occupation of any improvements permitted and intended as an Accessory Dwelling Unit the Conditions shall apply to the Property, to wit: (1) The owner of the property must live in either the primary dwelling or the accessory dwelling; (2) The applicant shall provide evidence of a recorded deed restriction prior to the issuance of a conditional use permit; (3) The accessory dwelling may be no more than 700 square feet in size; (4) The single-family appearance and character of the dwelling unit shall be maintained when viewed from the surrounding neighborhood. The accessory unit shall be compatible in appearance and character with the primary dwelling unit; (5) At least two spaces of off-street parking will be provided for the primary dwelling and a single off-street parking space shall be provided for the accessory dwelling unit.



Declarants acknowledge that the Conditions are encumbrances on, and shall continue to run with, the Property and can only be extinguished with written consent by the Town of La Conner. The Town of La Conner is the sole intended beneficiary of this Declaration and may enforce this Declaration in any legal or equitable manner, including but not limited to code enforcement proceedings. In any proceeding whatsoever to enforce this Declaration, the prevailing party shall receive an award of its reasonable attorney fees and costs including those incurred in any appeal.

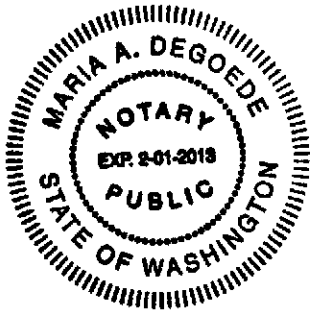
Dated this 6TH day of FEBRUARY, 2012.

[Signature]
Property Owner Signature
Tim Hyatt
Print Name

[Signature]
Property Owner Signature
Nicolette Harrington
Print Name

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Tim Hyatt and Nicolette Harrington are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: February 6, 2012
[Signature]
Notary Public
My appointment expires: 2-1-13



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