



## EXHIBIT "A"

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on MOUNT VERNON SHORT PLAT NO. MV-12-94:

Recording No: 9411070053

Exceptions and reservations as contained in instrument;

Recorded: April 17, 1902  
Auditor's No.: 39602, records of Skagit County, Washington  
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife  
As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same

Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon, a Municipal corporation of the State of Washington  
And Between: Public Utility District No. 1, Skagit County, a Municipal corporation  
Recorded: November 29, 1994  
Auditor's No. 9411290004, records of Skagit County, Washington  
Providing: Formation of L.I.D. to improve streets

Terms, conditions, and restrictions of that instrument entitled City of Mount Vernon Ordinance No. 2829;

Recorded: March 5, 1998  
Auditor's No(s): 9803050022, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 1, 2008  
Auditor's No(s): 200812010104, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: April 15, 2009  
Auditor's No(s): 200904150064, records of Skagit County, Washington  
Executed by: Cedar Heights LLC, a Washington limited liability company

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 2012  
Recording No.: 201204130158

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on DIGBY HEIGHTS, PHASE 1:

Recording No: 200904150063

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 23, 2009  
Auditor's No(s): 200902230143, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Encroachment of a fence onto the Westerly portion of Tract "X" and onto the Northerly portion of Tract "Y", as delineated on the face of page 4 of a survey recorded April 15, 2009, under Auditor's File No. 200904150063, records of Skagit County, Washington.



201402260029

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on DIGBY HEIGHTS PHASE II:

Recording No: 201109190087

Notice of Assignment of Declarant Rights

Recording Date: October 17, 2013  
Recording No.: 201310170106



201402260029