

FEE- SIMPLE -UNIT LOT-SUBDIVISION FILE NO. PFS-13-0003...

-DECLARATION

_KNOW ALL MEN_BY THESE-PRESENTS THAT WE THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DEGLARE THAT THIS HEREIN DESCRIBED DIVISION OF LAND APPROVED AS, FEE SIMPLE UNIT LOT SUBDIVISION NUMBER PFS-13-0003 ON THE 24 DAY OF JUNE 2013 BY THE COMMUNITY-AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF MOUNTLAKE -TERRACE.

IN WITNESS WHEREOF, -WE-SET OUR HANDS AND SEALS.

VENTURES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

DEANNE LANDSVERK "MEMBER" -

FIRST SECURITY BANK OF WASHINGTON --

- - - -

ACKNOWLEDGMENT:

STATE OF WASHINGTON

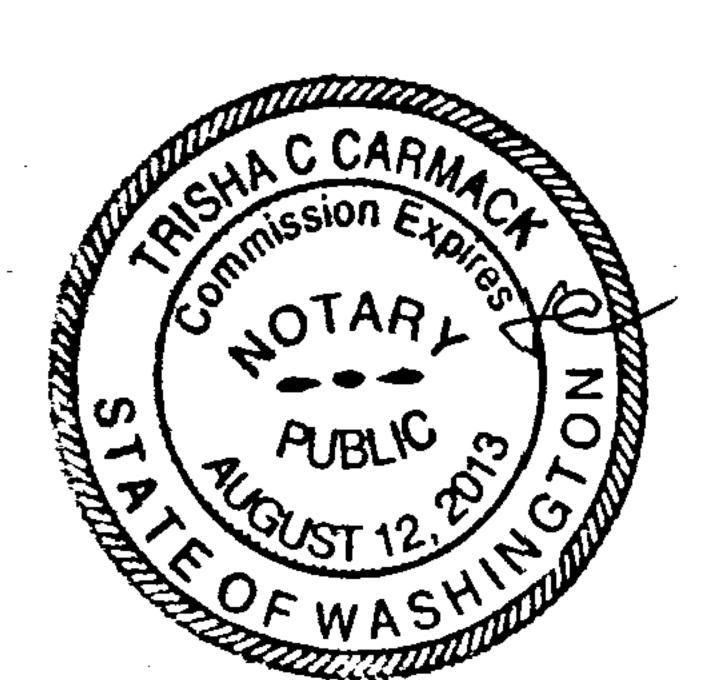
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEANNE LANDSVERK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON, ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH AND STATED -_-THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED ----IT AS THE MEMBER OF VERMONT VENTURES LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE PRINTED

RESIDING AT: HTVINGTON

MY APPOINTMENT EXPIRES: _8413_



ACKNOWLEDGMENT:

STATE OF WASHINGTON

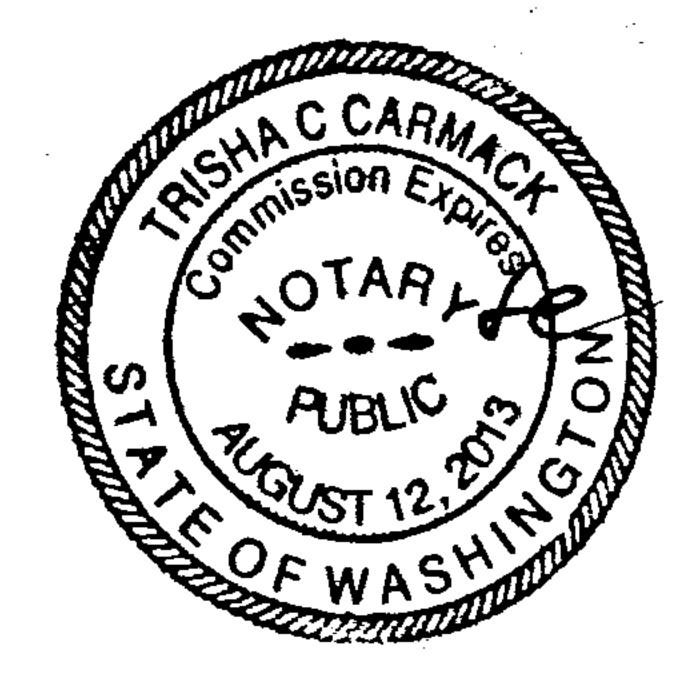
CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dennis O'Leans Is the Person who appeared before me, and said PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH AND STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OFFICER OF FIRST SECURITY BANK OF WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

AND FOR THE STATE OF WASHINGTON 1 nisha Carmack

NOTARY NAME TO BE PRINTED

RESIDING AT: Arington

MY APPOINTMENT EXPIRES: ____\\$\(\int_{\lambda}\lambda\lamb



LEGAL DESCRIPTION:

LOT 11, BLOCK 1, PLAT OF MOUNTLAKE TERRACE DIVISION NO. 6, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 33 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

RESTRICTIONS OF RECORD:

. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, MAINTENANCE PROVISIONS, NOTES AND DEDICATIONS, AND OTHER MATTERS AS SET FORTH IN THE PLAT OF MOUNTLAKE TERRACE DIVISION NO. 6 RECORDED UNDER AUDITOR'S FILE NUMBER 963647 AND IN VOLUME 13 OF PLATS, PAGE 33.

2. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER 201201000.

APPROVALS

EXAMINED AND APPROVED THE LOT DAY OF LOLVE

JOHN J. CAULPIELD, CITY MANAGER SOOT, NY/1/6

FOR WILLEM H. VAN RY VAN RY, CITY ENGINEER - CHAD SCHULHAUSER, CHIL ENCINEER IT CITY OF MOUNTLAKE TERRACE

COUNTY TREASURER'S CERTIFICATE

Secure TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL THE TAXES AND DELINQUENT ASSESSMENTS ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID-UP TO AND INCLUDING THE YEAR 2013_.

7-1-13 DEPUTY TREASURER

AUDITOR'S CERTIFICATE

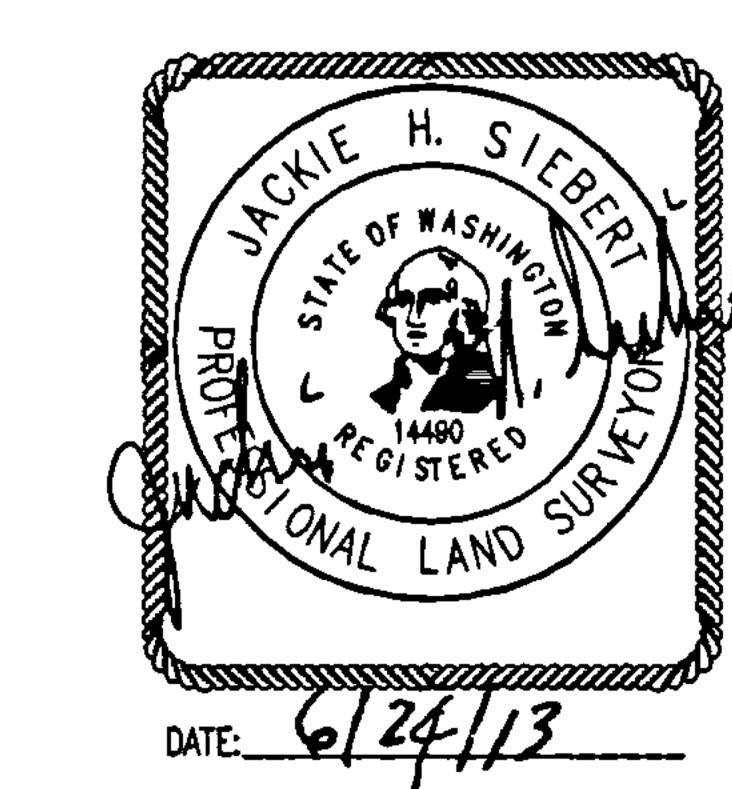
FILE FOR RECORD AT THE REQUEST OF VERMONT VENTURES LLC, A WASHINGTON LIMITED LIABILITY COMPANY THIS __L_ DAY OF JULY____, 2013, AT MINUTES PAST 2 PM, AND RECORDED UNDER AUDITOR'S FILE NUMBER 2015002 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

DEPUTY, SNOHOMISH COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR TERRACE HEIGHTS TOWNHOMES, A FEE SIMPLE UNIT LOT SUBDIVISION, ARE BASED UPON A SURVEY DONE BY ME, THAT THE COURSES AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE SHOWN CORRECTLY HEREON; THAT ALL INFORMATION REQUIRED BY R.C.W. 64.34.232 IS SHOWN CORRECTLY HEREON, AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.



PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 14490

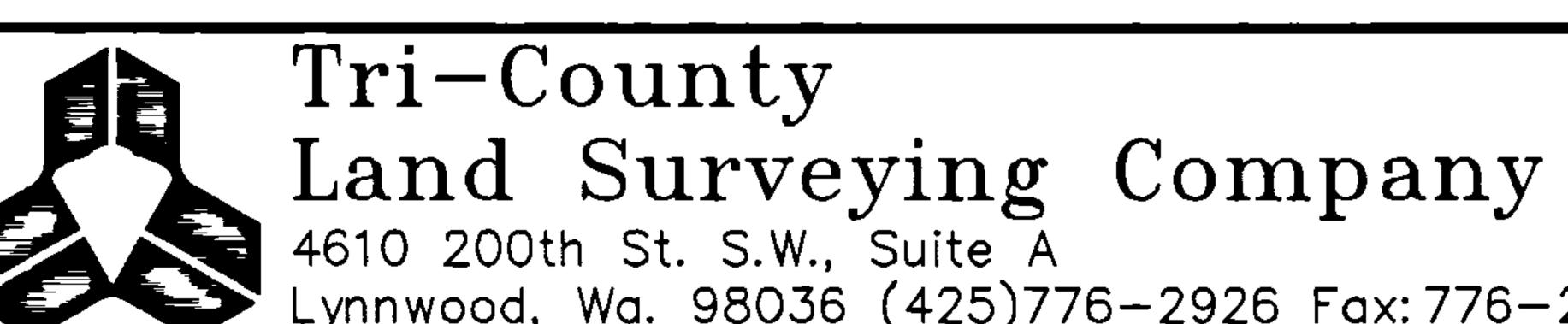
- STATE OF WASHINGTON

COUNTY OF SNOHOMISH

JACKIE H. SIEBERT, BEING FIRST DULY SWORN ON OATH, DEPOSES AND SAYS: 1 AM_A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON AND AM THE RSON_WHO MADE AND EXECUTED THE FOREGOING CERTIFICATE, I HAVE READ THE-SAME, KNOW: THE CONTENTS, THEREOF, AND BELIEVE THE SAME TO BE

TARY PUBLIC IN AND FOR THE STATE OF WASHINGTON NOTARY NAME TO BE PRINTED

A.F. NO. -- 201307015007



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4610 200th St. S.W., Suite A Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

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JOB NO. 13-031 DRAWN BY B.H. DATE MAY, 2013 CHECKED BY R.S. SCALE N/A 1 OF 3

TERRACE HEIGHTS TOWNHOMES

A Portion of the S.E. 1/4 of the N.W. 1/4 of Section 33, Township 27 North, Range 4 East, W.M. Snohomish-County, Washington - - _ _ -



CITY OF MOUNTLAKE TERRACE
FEE SIMPLE-UNIT LOT SUBDIVISION
FILE NO. PFS-13-0003----

TRACT PROVISIONS: __--

TRACT 997 IS FOR PEDESTRIAN ACCESS AND UTILITIES AND IS DEDICATED TO THE TERRACE HEIGHTS TOWNHOMES OWNERS ASSOCIATION FOR THE PURPOSE OF PEDESTRIAN INGRESS, EGRESS AND UTILITIES. THE MAINTENANCE AND THE COSTS THEREOF SHALL BE BORNE BY THE TERRACE HEIGHTS TOWNHOMES OWNERS ASSOCIATION WITH EACH OWNER PAYING AN EQUAL SHARE.

TRACT 998 IS FOR PEDESTRIAN ACCESS AND UTILITIES AND IS DEDICATED TO THE TERRACE HEIGHTS TOWNHOMES OWNERS ASSOCIATION FOR THE PURPOSE OF PEDESTRIAN INGRESS, EGRESS AND UTILITIES. THE MAINTENANCE AND THE COSTS THEREOF SHALL BE BORNE BY THE TERRACE HEIGHTS TOWNHOMES OWNERS ASSOCIATION WITH EACH OWNER PAYING AN EQUAL SHARE.

TRACT 999 IS FOR INGRESS, EGRESS AND UTILITIES AND IS DEDICATED TO THE TERRACE HEIGHTS TOWNHOMES OWNERS ASSOCIATION FOR THE PURPOSE OF CONTRACTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE ACCESS ROAD, PARKING STALLS, DRAINAGE FACILITIES AND OTHER COMMON USE APPURTENANCES; ALSO, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES. TOGETHER WITH THE RIGHT TO ENTER SAID AREA AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE MAINTENANCE AND THE COSTS THEREOF SHALL BE BORNE BY THE TERRACE HEIGHTS TOWNHOMES OWNERS ASSOCIATION WITH EACH OWNER PAYING AN EQUAL SHARE.

COMMON MAINTENANCE:

A.) THE FEE SIMPLE LOTS ARE PART OF A PARENT PARCEL, COMMONLY KNOWN AS TERRACE HEIGHTS TOWNHOMES. THE PARENT PARCEL SHALL CONTINUE TO MEET THE UNDERLYING REQUIREMENTS UNDER THE CITY OF MOUNTLAKE TERRACE FILE NO. PFS—13—0003 AND UNDER PSD—07—0004.

B.) EACH FEE SIMPLE LOT/MIXED-USE OWNER IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND WELL KEEPING OF HIS/HER INDIVIDUAL FEE SIMPLE LOT. EACH OWNER SHALL KEEP HIS/HER UNIT AND PROPERTY IN A GOOD STATE OF REPAIR.

C.) MAINTENANCE, CARE AND REPLACEMENT OF COMMON OPEN SPACE AREAS, IRRIGATION SYSTEMS, AND SITE FURNISHINGS ARE THE RESPONSIBILITY OF THE FEE SIMPLE LOT/MIXED-USE OWNERS PER CITY REGULATIONS.

D.) LANDSCAPE MAINTENANCE ON AN INDIVIDUAL FEE SIMPLE LOT/MIXED—USE IS THE RESPONSIBILITY OF THE INDIVIDUAL FEE SIMPLE LOT/MIXED—USE. EACH FEE SIMPLE LOT/MIXED—USE OWNER SHALL MAINTAIN, FOR THE LIFE OF THE DEVELOPMENT, THE INTEGRITY OF THE LANDSCAPE BEDS ALONG THE PERIMETER OF ALL PROPERTY LINES CONSISTENT WITH CITY REGULATIONS.

E.) MAINTENANCE, CARE AND REPLACEMENT OF STORMWATER CONTROL OR RAINGARDEN LANDSCAPE AREAS ARE THE RESPONSIBILITY OF EACH FEE SIMPLE LOT/MIXED-USE OWNER PER CITY REGULATIONS.

F.) MAINTENANCE, CARE AND REPLACEMENT OF STREET TREES ARE THE RESPONSIBILITY OF THE FEE SIMPLE LOT/MIXED-USE OWNERS PER CITY REGULATIONS AND APPROVAL OF THE CITY OF MOUNTLAKE TERRACE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.

G.) EACH ROOF SHALL BE CARED FOR AND MAINTAINED BY THE OWNER OF THE FEE SIMPLE LOT/MIXED—USE UPON WHICH THE ROOF IS LOCATED. IN THE EVENT A LOT OWNER INTENDS TO REPAIR OF REPLACE HIS/HER ROOF, IT IS AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE. QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS OTHERWISE MUTUALLY AGREED LIPON BY ALL OWNERS OF THE BUILDING IN WHICH THE FEE SIMPLE UNIT IS ASSOCIATED. THE COST OF CARE AND MAINTENANCE IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT/MIXED—USE MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING, THE COSTS WILL BE SHARED EQUALLY AMONG THE UNIT OWNERS OF THAT BUILDING.

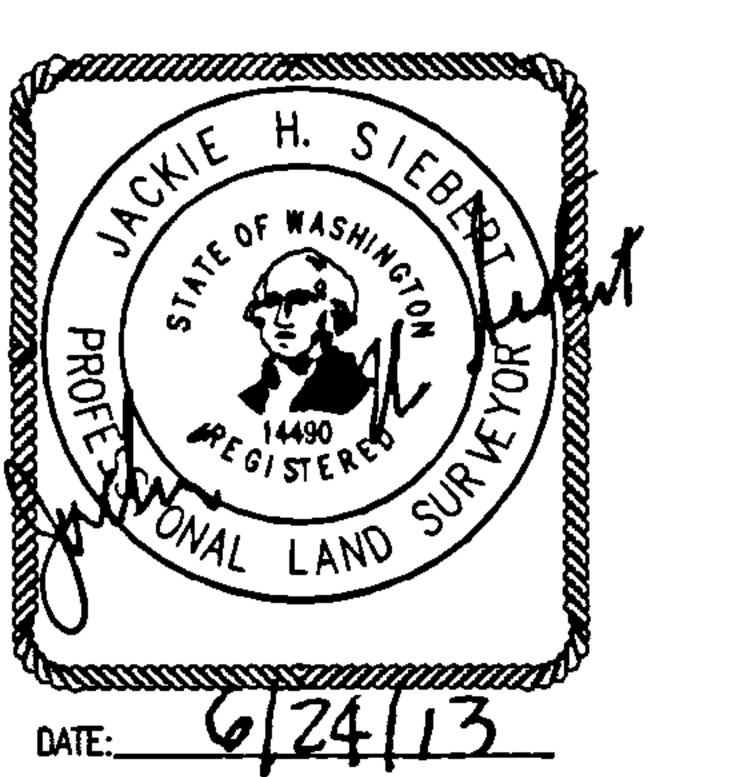
"H.) ROOF REPLACEMENTS WILL BE REQUIRED EVERY 25 YEARS UNLESS DELAYED BY UNANIMOUS AGREEMENT OF THE OWNERS OF EACH BUILDING.

I.) SIDING SHALL BE CARED FOR AND MAINTAINED BY THE OWNER OF THE LOT UPON WHICH THE SIDING IS LOCATED. IN THE EVENT A LOT/MIXED-USE OWNER INTENDS TO REPAIR OR REPLACE HIS SIDING, THE MATERIALS SHALL BE SIMILAR IN TYPE, STYLE, QUALITY AND COLOR OF THE ORIGINAL SIDING. COST OF SUCH CARE AND MAINTENANCE IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT/MIXED-USE OWNER.

J.) IN THE EVENT TOTAL SIDING REPLACEMENT FOR A BUILDING IS REQUIRED, MATERIALS SHALL BE SIMILAR IN TYPE, STYLE, QUALITY AND COLOR OF THE ORIGINAL SIDING. COST OF SUCH REPLACEMENT SHALL BE SHARED EQUALLY-BY THE LOT/MIXED—USE OWNERS.

K.) ADDRESS-SIGN MAINTENANCE AGREEMENT. ALL UNIT LOTS/MIXED-USE BENEFITING THE POSTING OF ADDRESS SIGNS ON EACH UNIT-AND FOR EACH BUILDING ARE RESPONSIBLE FOR THE MAINTENANCE OF THOSE-SIGNS. ALL UNIT LOTS/MIXED-USE SHALL SHARE EQUALLY IN THE COST OF REPAIR, MAINTENANCE AND/OR REPLACEMENT OF THE BUILDING AND STREET SIGNS. EACH UNIT LOT/MIXED-USE SHALL BE RESPONSIBLE-FOR THE-REPAIR, MAINTENANCE, AND/OR REPLACEMENT OF THE SIGN-OF-ITS-OWN UNIT-LOT.

L.) ELECTRICAL, TELEPHONE AND CABLE TV EASEMENT. WITNESSETH THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT: (1) AN EASEMENT FOR ELECTRICAL, JELEPHONE, AND CABLE TV CONNECTION AND METER BOXES AS CONSTRUCTED SHALL BE GRANTED, CABLES SHALL BE RUN UNDERGROUND AND THROUGH THE BUILDINGS FROM THUS COMMON CONNECTION POINT TO EACH PARCEL; (2) THERE SHALL BE A COMMON CONNECTION AND THE LINES SHALL BE CONSTRUCTED FOR THE USE AND BENEFIT OF ALL PROPERTIES; (3) THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE DISTRIBUTION SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT WHEN SUCH REPAIRS OR RECONSTRUCTION ARE DUE TO DAMAGES FOR WHICH A SINGLE OWNER IS RESPONSIBLE, THEN THAT OWNER SHALL BE RESPONSIBLE FOR THE COST; AND (4) THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS. AND ASSIGNS FOREVER.





CHECKED BY R.S.

Tri-County

SCALE N/A

Land Surveying Company
4610 200th St. S.W., Suite A
Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

DRAWN BY B.H. DATE MAY, 2013 JOB NO. 13-031

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2 OF 3

TERRACE HEIGHTS TOWNHOMES

A Portion of the S.E. 1/4 of the N.W. 1/4 of Section 33, Township 27 North, Range 4 East, W.M. Snohomish County, Washington

