



Request of: WHATCOM LAND TITLE

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Document Title(s) (or transactions contained therein):

1. **SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR MABERRY PLAT, DIVISION 12**
- 2.

Reference Number(s) of Documents assigned or released:

920624017

Grantor(s) (last name first then first name and initials)

1. HOMESTEAD NW DEV. CO., a Washington Corporation
2.  Additional names on page \_\_\_\_ of document.

Grantee(s) (last name first, then first name and initials)

1. The Public
2.  Additional names on page \_\_\_\_ of document.

Legal description

Lots 1 through 34, PLAT OF MABERRY DIVISION 12 (also known as Wildrose Green), as recorded March 28, 2002, under Whatcom County Auditor File No. 2020304929, records of Whatcom County, Washington.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: A portion of 400317 040397 0000, a portion of 400317 075366 0000, a portion of 400317 174383 0000 and a portion of 400317 178332 0000

SUPPLEMENTAL DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR  
MABERRY PLAT, DIVISION 12

This Supplemental Declaration of Covenants, Conditions, Restrictions and Reservations applies to Lots 1 through 34, Plat of Maberry Division 12 (also known as Wildrose Green), as recorded March 28, 2002, under Whatcom County Auditor File No. 2020304929, records of Whatcom County, Washington, and is made on this 28 day of March, 2002, by HOMESTEAD NORTHWEST, INC., a Washington business corporation, owner of the above described real property (hereinafter referred to as the "Declarant").

This Declaration is supplemental to the MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR HOMESTEAD, A PLANNED RESIDENTIAL DEVELOPMENT as previously recorded under Whatcom County Auditor File No. 920624017, which Master Declaration shall also apply to the property described herein.

The Declarant declares that the real property described above shall be held, transferred, sold, conveyed and occupied subject to these supplemental covenants, conditions, restrictions, reservations, licenses, easements, charges and liens hereinafter set forth which are established for the purpose of protecting the value and desirability of the real property. The following design guidelines are to be used by the Design Review Board for Homestead in accordance with and supplemental to the provisions of the Master Declaration of Covenants, Conditions, Restrictions and Reservations for Homestead, a Planned Residential Development, which has been previously recorded. This supplemental design guideline is with respect to the above-described property only. Other specific guidelines will apply to other areas of the Homestead Planned Residential Development.

The supplemental guidelines which shall apply to Lots 1 through 34 Maberry Plat, Division 12, are as follows:

*Size, Height* - Lots 1 through 11: Minimum building size, 2,200 sq. ft. plus garage.

Lots 12 through 17: Minimum building size, 2,400 sq. ft. plus garage.

Lots 18 through 34: Minimum building size, 2,000 sq. ft. plus garage.

*Set backs* - General Required: 20' front, 30' rear, 10' side, 15' flanking street, (garage may go up to 5' on the side) (measured to roof eaves).

City standards are less restrictive. The Homestead Design Review Board may waive these requirements allowing less restrictive City standards for cause.

*Lot Coverage* - Not to exceed 30%.

*Roof* -Roof pitches, materials, and colors will be subject to Design Review Board approval. No roof to have less than 6/12 pitch.  
-Recommended roofing materials: cedar shakes or shingles, laminated asphalt (Timberline or equivalent).

*Exterior Walls* -high quality composite or cedar sidings and shingles, 7" maximum exposure of board, stucco, or masonry products. Composite materials may be considered when compatible with architectural design. Vinyl siding is prohibited.

*Street Side Materials* -use of natural woods, brick, rock or stucco is required as to a minimum of 25% of the exterior roadside of the home and must be integrated into design to avoid "pasted on" appearance. Design and material samples must be approved by Design Review Board.

*Garage Doors* -two or three stalls. Three stall garages require minimum two wall planes. 8' maximum door height.

*Windows* -wood or vinyl trimmed with wood. Size, style and fenestration appropriate to design. Grids must be high quality.

*Chimneys & Chases* -raw metal pipe protrusions are prohibited. Designed chases are recommended. Roof protrusion to be located away from street view whenever possible and colored to blend with roof. All fireplace chimneys shall be finished with hood or cap approved by the Design Review Board.

*Exterior Colors* -subtle colors appropriate to style and blended to existing neighborhood homes subject to Design Review Board approval.

*Landscape* -design must be approved and must be installed within six months of completion of construction. Specific lots may have required street trees and/or perimeter plantings. Underground sprinkling systems are encouraged.

*Fencing* -5' maximum height; wood, stucco or masonry; integrated to house design, rear yard only; buffered with landscape. Variances may be granted for lots not exposed to common areas. Fences are prohibited within 30' of the golf course, over which area golfers shall have an easement for golf ball retrieval. Vegetative fencing is encouraged for rear yards adjoining golf course.

*Driveway/sidewalks* -paved areas must be divided using combinations of smooth concrete, exposed aggregate and/or masonry materials. No asphalt driveways.

*R/V & Boat Parking* -not permitted more than fourteen (14) consecutive days or more than thirty (30) total days per year. R/V storage facilities/lot may be available in development at future date.

*Out-Buildings* -not permitted without variance from Design Review Board.

*Antennas & Satellite Dishes* -only small dishes, 18" in diameter or less are permitted. Location of dishes shall require Design Review Board approval.

**General:** The intent of these guidelines is to assure that all homes built at Homestead will be constructed of high quality materials and designed to sound architectural standards. Variety of design is encouraged including both traditional and contemporary styling. While elements of individuality are desired, careful blending and integration of the neighborhood will be considered in the approval of any design. Designs by licensed architects are encouraged but not required. Much attention will be given to landscape design and quality.

