

WHEN RECORDED RETURN TO:

Kamm Creek Partners, LLC
1841 Front Street
Lynden, WA 98264

DOCUMENT TITLE: Development Agreement

REFERENCE NO. OF
RELATED DOCUMENT: Not Applicable

GRANTOR(S): City of Lynden, a Washington Municipal Corporation

GRANTEE(S): Kamm Creek Partners, LLC, a Washington limited liability company

LEGAL DESCRIPTION/ASSESSOR'S TAX/PARCEL NUMBER(S):

400315 248165 0000/128322:

The East 5 acres of the South half of the Northeast quarter of the Southwest quarter of Section 15, Township 40 North, Range 3 East of W.M., less road, except undivided one half (1/2) interest in oil, gas and mineral rights as reserved under Whatcom County Auditor File No. 927862.

400315 183163 0000/128292:

The South half of the Northeast quarter of the Southwest quarter of Section 15, Township 40 North, Range 3 East of W.M., except the East 5 acres thereof, and except undivided one half (1/2) interest in oil, gas and mineral rights as reserved under Whatcom County Auditor File No. 927862.

DEVELOPMENT AGREEMENT

Kamm Creek Planned Residential Development

This Development Agreement, hereinafter referred to as "Agreement," is entered into by and between the City of Lynden, a Washington municipal corporation (hereinafter the "City"), and Kamm Creek Partners, LLC, a Washington limited liability company (hereinafter "Developer") whose address is 1841 Front Street, Lynden, WA 98264, and who is the owner of the property commonly known as the "Kamm Creek PRD," and which is legally described on Page 1 above (hereafter "Kamm Creek PRD" or "Property") and depicted on Exhibit C.

This Agreement is entered pursuant to the following recitals of fact, which are a material part of this Agreement:

- A. Lynden Municipal Code (LMC) 19.29 guides the development standards and criteria for approval for Master Planned Residential Developments (MPRDs), and the primary purpose of MPRDs is to promote creativity in site layout and design by allowing flexibility in the application of the standard zoning requirements and development standards.
- B. An application for a Planned Residential Development Permit was filed with the City for the development of the real property described above under PRD No. 20-02 ("Permit No. 20-02"). The process for approval of the PRD included staff review, a public hearing before the Planning Commission, and a decision by the City Council.
- C. The City issued a Mitigated Determination of Non-Significance under WAC 197-11, and that document is attached and incorporated by reference herein, as Exhibit B.
- D. The minimum lot size for single family homes within a PRD is 5,000 square feet, pursuant to LMC 19.29.060(1). The size of the forty (40) residential parcels proposed under Permit No. 20-02 range from 5,237 square feet to 10,228 square feet, with ten parcels exceeding 9,000 square feet. Factoring in common open space within the PRD's proposed boundary, the average area per residence is over 21,000 square feet per home when divided equally. Accordingly, the lots proposed by the PRD meet and exceed the 5,000 square foot minimum.
- E. The property described above is located within the Residential Single-Family ("RS-100") zone, which allows a residential density of up to four dwelling units per acre. While approximately 5.2 acres of the subject property are located within the floodplain (and LMC 19.29.060(1) states that area within a floodplain shall not be included in the gross land area for the calculation of density in a PRD), even with the floodplain area excluded from density calculations, the final density of the proposed PRD is 2.7 units per acre, which is well within the permitted density.
- F. The application was reviewed against the applicable chapters of the LMC and the Engineering Design and Development Standards, and the City determined that the overall intent of the application was mostly consistent with the purpose of PRDs as outlined in LMC 19.29.010, and that the proposal appeared to meet the minimum lot size and other PRD requirements consistent with City Code.

G. The City granted preliminary approval of Permit No. 20-02 on December 8, 2020, adopting Findings of Fact and Conclusions of Law for the Kamm Creek PRD. A revised/updated approval decision was issued on September 7, 2021, reflecting that Condition No. 10, regarding mineral rights, was advisory rather than requiring clearance of mineral rights from title.

H. The decision by the City Council approving the PRD with conditions is equivalent to the preliminary approval of a long plat. When given, this initial approval authorized the applicant to move forward with infrastructure improvements, but required applicant to return to the Council for final approval.

I. Section 19.29.100(C) of the Lynden Municipal Code (“LMC”) requires a development contract be presented to the Planning Commission and City Council for review and approval within one year of the preliminary PRD approval, thereby memorializing the conditions of the Permit No. 20-02. The one-year deadline after preliminary PRD approval was December 8, 2021, and the deadline for presentation of the development contract was extended for a period of sixty (60) days.

J. LMC Section 19.29.130 required that the Developer submit the final Covenants, Conditions and Restrictions (CCRs) for the City’s Attorney review, and that section of the Code as well as the Council’s decision also required that the development contract and the CCRs be presented to the Planning Commission for review and the City Council for approval. A copy of the CCRs is attached as Exhibit A and incorporated by this reference as if fully set forth.

K. LMC Section 19.29.130 requires that a homeowners association (HOA) be formed. This group is intended to manage and maintain all common areas, critical areas, stormwater facilities, and private streets. The HOA must be incorporated and subject to the protections and requirements under the Washington Common Interest Ownership Act (WUCIOA).

L. This Agreement is prepared according to RCW 36.70B.170-200.

WHEREFORE, the City of Lynden and Kamm Creek Partners, LLC do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations herein set forth, do agree as follows:

ARTICLE I

LAND USE AND SETBACK REQUIREMENTS

1.1 Kamm Creek PRD is located within the RS-100 zone. Any development or design requirement not specifically listed below shall be imposed as required by Chapters 19.15, 19.17 and 19.29 of the Lynden Municipal Code (LMC).

1.2 The total number of units to be developed within the Kamm Creek PRD may not be more than 40 single family homes in addition to the existing residential structure.

1.3 All structures shall be set back a minimum of 25 feet from the PRD perimeter, except a setback of 7 feet will be allowed on the eastern boundary of Lot 11 along Northwood Road.

1.4 Exhibit C provides the location of the various lots to be developed under this PRD. Residential uses within the Kamm Creek PRD shall be single family detached.

The following are the setback and development regulations specific to the single-family lots.

- i. The minimum lot size shall not be less than 5,000 square feet.
- ii. The setback to garage doors shall be at least 24 feet for all units accessing from a public or private street as measured from the property line.
- iii. The minimum setbacks shall be measured to the dwelling foundation and property line, and shall be as follows:

Front Yard:	15 (fifteen) feet
Side Yard	7 (seven) feet
Rear Yard	30 (thirty) feet; except lots under 7,000 square feet shall be allowed a rear yard setback of 20 (twenty) feet. Open sided decks and patios (three sides open) may encroach up to 12 (twelve) feet into the rear yard setback.
- iv. The maximum building lot coverage shall be 40% of the lot.

1.5 Vesting. Existing City ordinances and regulations, and other existing laws and regulations administered by City as of the date of execution of this Agreement, will apply to govern development the Kamm Creek PRD for the duration of this Agreement; except that, this provision shall not apply to, and there shall be no vesting of rights for, including without limitation, the following: City Health Code, Title 8 LMC; City Building Code, Title 15 LMC; Title 13, City of Lynden's concurrency requirements and service levels associated with off-site roads and traffic impacts; and any and all City and state regulations relating to stormwater. Further, Lynden reserves the authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

1.6 MDNS. The City's State Environmental Policy Act threshold determination for the Kamm Creek PRD, a mitigated determination of non-significance issued August 28, 2020, contains conditions which are required for the Kamm Creek PRD ("MDNS"). Developer agrees to comply with all the conditions stated within the MDNS.

1.7 The area break-down table noting gross plat area, and the areas of reserve tracts, critical areas/buffers, rights-of-way, and other infrastructure, will be included on the final Plat map as provided under Condition 18 of the preliminary PRD approval.

ARTICLE II

DESIGN GUIDELINES AND STANDARDS

Homes within the PRD will be subject to the design standards of LMC 19.22. These also include articulations on building elevations that face toward public streets or shared green spaces, exterior finish details, porches and stoops, and the screening of mechanical equipment.

ARTICLE III

INFRASTRUCTURE DEVELOPMENT REQUIREMENTS

3.1 STREET CONSTRUCTION:

- a. Streets within the PRD shall be private and constructed with the following requirements:

	<u>Right of Way</u>	<u>Paved Width</u>	<u>Sidewalk (one side)</u>	<u>Planting Strip</u>	<u>Material</u>
Streets fronting lots	41 feet	30 feet	5 feet	3-4 feet	Asphalt ¹
Other streets (i.e., within critical areas and associated buffers)	30 feet	24 feet	N/A	N/A	Asphalt ¹

In the event hydrants are located in an area with 24-foot wide streets, the width of the street must be expanded to a minimum of 26 feet for a distance of 10 feet on each side of any hydrant. No parking is permitted adjacent to fire hydrants, and this restriction must be clearly marked with signs or pavement marking.

- b. A 6 inch vertical cement concrete curb is required along road frontages where sidewalks are present to provide pedestrian protection from vehicle traffic. Rolled curb is not permitted as a substitute for this requirement.
- c. Street trees will be required within the dedicated public utility easement adjacent to the street, pursuant to Section 18.14.120 LMC. A minimum of one street tree is required per

¹ As provided in Condition 16 of the preliminary PRD approval, the asphalt pavement is to be pervious/permeable, and the CC&Rs will address such use and the Association's responsibility to maintain the same.

lot, and there shall be a maximum of 50 feet between each tree; provided, however, trees shall not be placed so as to block view triangles. The CCRs clearly address the responsibility of adjoining property owners to maintain the street trees.

- d. All streets within the PRD shall be posted as private.
- e. Condition Number 12 of the preliminary PRD approval erroneously stated that the traffic study submitted in connection with the application was conducted with the assumption of 35 homes rather than 40, and provided that the Developer would be required to provide an updated traffic study consistent with the final lot. However, it is acknowledged that the Traffic Study by Gibson Traffic Consultants dated April 2020 was specifically premised on forty (40) lots, and accordingly that condition is deemed satisfied.
- f. If Developer proposes a frontage improvement plan different from City standards, it must provide adequate turn-around within public right-of-way and address the parking, life safety, delivery, waste collection, and other needs of the proposed development. Any proposed alley shall be private, with a minimum clear width of 24-feet.
- g. Additional right-of-way may be needed to address west bound right turn movements. The applicant has agreed to dedicate 10 feet of right-of-way to the City along the full frontage of Northwood Road as required by Public Works consistent with the City's transportation plan. A 10-foot utility easement behind the right-of-way shall be dedicated. Northwood frontage improvements are required to the extent they provide for safe ingress and egress from the project. This will also include street lighting and pedestrian connections.

3.2 SANITARY SEWER

a. Sanitary sewer system design and construction must meet the requirements of the City of Lynden Engineering Design and Development Standards.

d. The sewer line must be extended to the furthest extent of all properties per City development standards of the proposed development unless it is determined that services are adequately provided elsewhere. A 20-foot utility easement is required for public sewer systems. If two public utilities are in an easement the minimum width is 30 feet.

e. existing sewer easement shall not be impacted. Any changes to the current sewer access road shall provide an equal or greater access.

3.3 WATER

- a. The project shall be served by extending a City of Lynden 12" water main within Northwood Road, from the current dead-end location on Kamm Road east to Northwood and then south on Northwood to the edge of the plat, unless, modelling indicates this is not needed to meet fire flow requirements as identified in City code. A 20-foot utility

easement is required if only water is located within it. If two public utilities are in an easement the minimum width is 30 feet equally spaced. Work will be done per 6.2 (M) of the City of Lynden Project Manual for Engineering Design and Development Standards.

- b. Fire hydrant installation is required and spacing within this development shall be every 500 feet for single family at a minimum, with final locations to be approved by the Fire Chief.
- c. Each house and/or unit within the Kamm Creek PRD must be individually metered and said meters shall be located within the private street right of way.
- d. Per LMC 18.14.075, there shall be a five-foot utility easement around the interior property line of all residential lots within the Kamm Creek PRD.
- e. LMC 18.14.160 provides for utility extensions to be made to the furthest extent of the property or edge of the subdivision except where there is no expectation of extension of utilities to other lots. It has been determined that water extension beyond the south entrance to Kamm Creek PRD is unnecessary as property beyond the development drops into the floodplain and is not part of the City's Urban Growth Area.
- f. If located within the Nooksack Floodplain, water services shall have backflow prevention to protect the City system.

3.4 STORMWATER REQUIREMENTS

- a. Condition Number 25 of the preliminary PRD approval noted the need for a stormwater management plan prepared by a professional engineer, addressing any impacts from seasonal high groundwater and flooding, and a Stormwater Site Plan Narrative addressing all Stormwater minimum requirements shall be submitted, as well as an erosion control plan included in the drainage plan and construction plans as necessary. The final civil engineering design including stormwater report was subsequently submitted to the City, and accordingly that condition is deemed satisfied.
- b. Stormwater from streets may be infiltrated within the -street easement right-of- way, or within a separate dedicated common area tract, but may not be within the street prism. The project may incorporate porous pavements as part of the Stormwater Plan. Infiltration areas and street trees should have adequate separation to insure the proper functioning of the drainage system and survival of the tree.
- c. Developer has applied for a National Pollutant Discharge Elimination System (NPDES) permit as noted under Condition 25(d),
- d. The City and the Developer shall execute a Stormwater Facilities Inspection and Maintenance Agreement, which shall apply to the entire Property. Stormwater operation and maintenance shall be completed per approved stormwater report and the Stormwater Agreement. Maintenance of the stormwater facilities shall be the responsibility of the Developer until control of the Property is turned over to the HOA, at which time the

HOA shall assume maintenance responsibilities. All stormwater systems shall be inspected at least yearly and report submitted to the. Any repairs identified shall be completed/corrected and reinspected within 30 days.

3.5 VEHICULAR ACCESS AND PEDESTRIAN CONNECTIVITY

- a. All vehicular access to the Kamm Creek PRD plat shall be via private streets from Northwood Road.
- b. A minimum five-foot sidewalk on one side of the street in areas with fronting residences including a 4-foot buffer or planting strip between the raised concrete curb and sidewalk is required.
- c. LMC 19.29.060(6) requires (in addition to sidewalks fronting residential lots) logical pedestrian connections throughout the project including paved pathways to front doors, and trails within or adjacent to open space areas. Accordingly, Developer will include an asphalt pedestrian path and public access easement parallel to Northwood Road, west of the existing ditch, and additional pedestrian trail/path as shown on Exhibit C. Granting of a public trail easement, through an easement or associated restrictive covenant, will be required.
- d. Additionally, this development will accommodate the construction of and/or dedication of property for future public use connections to the East Lynden Loop Trail with access provided to the west.

3.6 ADDITIONAL REQUIREMENTS

- a. Construction drawings for civil and utility improvements must be submitted for review and approval prior to construction. These drawing must illustrate that the utility improvements and extensions meet the standards listed within the Project Manual for Engineering Design and Development Standards, unless they have been specifically varied by the approval of the plat. It is the project engineer's responsibility to be aware of these standards.
- b. Review and inspection fees shall be as set forth in section 7.3, herein.
- c. A post construction maintenance bond in the amount of 10% of the construction costs for public facilities will be required prior to final plat approval. A Performance Bond is required for all work within City right of way. This bond shall be for 150 % of the approved engineer's estimate for the work.
- d. All surveying work and engineering design must be based on the City of Lynden survey control monuments. AutoCAD files for all improvements must be provided to the City in digital format approved by the City. A copy of the City's control monuments is available to the project consultant for their use.

ARTICLE IV

CRITICAL AREAS, FLOODPLAIN, AND OPEN SPACE STANDARDS

4.1 CRITICAL AREAS

A Critical Areas Detailed Study analyzing proposed impacts to the wetlands and regulated streams and their buffers was presented. At the time of preliminary approval, the Critical Areas Report dated June 29, 2020, was considered preliminary and subject to necessary revisions based on requested information, subsequent, plat design alterations, and Army Corps and WDFW permits. It was noted that proposed wetland fill would require Army Corps permits, that stream crossing work would require a WDFW HPA permit, and that staff expected that details of the proposed mitigation plan would require revisions subject to these permits prior to final plat approval. Both the WDFW and Army Corps permits have since been issued. Further, the State of Washington Department of Ecology has granted a water quality certification for the PRD, under Order No. 20894, referencing Corps No. NWP-2021-476.

4.2 FLOODPLAIN

FEMA designated floodplain and elevation for the Nooksack River shall be indicated on the final plat. Developer will confirm the base flood elevation (BFE) for the property, and locate and adequately delineate that elevation on the ground. Any approved alterations that would change the on-site location of the BFE will require a LOMA and/or a LOMR-F prior to final plat approval.

Proposed development of the floodplain must comply with FEMA regulations, as well as LMC 16.12 regarding Floodplain Management. Approval of floodplain development is subject to cut and fill analysis, compensatory storage, and a biological assessment, which must occur prior to commencement of work / fill within the flood plain. A portion of the access road is proposed within the floodplain. Approval for floodplain impacts associated with this work (including cuts / fills, excavations and ground disturbance) is required prior to any work commencing in this or any other floodplain location.

Future parcels that contact the floodplain or that are directly adjacent to the floodplain will require an elevation certificate at final occupancy to ensure two (2) feet of freeboard above BFE.

4.3 OPEN SPACE

The Kamm Creek PRD meets the requirement of Section 19.29.080 by providing more than 7.5% of the land area in the PRD for active recreation and community use. The PRD site plan provides for total open of 64%, including areas for trails. Use restrictions and maintenance shall be the responsibility of the Kamm Creek PRD Homeowners Association.

A recorded deed restriction or restrictive covenant running with the land will be to assure that said property will remain in open space in perpetuity, consistent with the terms of LMC 19.29, and shall be held and maintained for such purposes for the common benefit of residents of the development by the homeowner's association.

ARTICLE V ASSIGNMENT AND TRANSFER

After its execution, this Agreement shall be recorded in the office of the Whatcom County Auditor according to RCW 36.70B.190. According to RCW 36.70B.180, each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, and shall run with the land. This Development Agreement shall be

binding on the City and owners of the Property, Kamm Creek Partners, LLC, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns. Upon any sale or conveyance of the Property by an owner, such owner shall be released from the obligations of this Agreement and the obligations stated herein shall be enforceable solely against the successor owner of the Property.

ARTICLE VI

DEVELOPMENT AND ADOPTION OF CCRS; HOMEOWNERS' ASSOCIATION

6.1 The Covenants, Conditions and Restrictions ("CCRs") prepared by Kamm Creek Partners, LLC in conformance with this Agreement and Chapter 19.29 of the Lynden Municipal Code are attached as Exhibit A.

6.2 Kamm Creek Partners, LLC and its successors shall consistently and uniformly apply and enforce the CCRs incorporated therein, in a non-arbitrary and nondiscriminatory manner, consistent with state and federal law. Kamm Creek Partners, LLC and its successors shall not waive or abandon enforcement of any particular provision of the CCRs without the written agreement of the City of Lynden.

6.3 As set forth in the CCRs, a homeowners' association will be formed which will hold, manage and maintain common areas including the open space, trails, alleys, mitigated areas, and conservation easements if utilized.

ARTICLE VII MISCELLANEOUS

7.1 Prior to final Kamm Creek PRD plat approval, the Developer will be required to pay transportation mitigation fees, plus the first half of park and fire mitigation fees.

7.2 All public improvements must be constructed to the current standards as noted in the City of Lynden Manual for Engineering Design and Development Standards or an equivalent approved through the Planned Residential Development process.

7.2 The construction drawings for any improvements will be submitted for review and approval prior to construction. These drawing must illustrate that the utility improvements and extensions meet the standards listed within the Project Manual for Engineering Design and Development Standards, unless they have been specifically varied by the approval of the Kamm Creek PRD plat. It is the project engineer's responsibility to be aware of these standards.

7.3 There is a review deposit of \$400 per lot, \$4,000 minimum, to review the construction plans and a plat construction inspection deposit of \$500 per lot, \$10,000 minimum, due prior to review and construction respectively.

7.4 A post construction maintenance bond in the amount of 10% of the construction costs will be required prior to final plat approval.

7.5 All surveying work and engineering design must be based on the City of Lynden survey control monuments. AutoCAD files for all improvements must be provided to the City in digital format approved by the City. A copy of the City's control monuments is available to the project consultant for their use.

7.6 All addressing must follow the requirements of the Lynden Municipal Code. This may require changes to existing addressing, and addresses will be assigned by the Public Works Department. Addresses that cannot be seen from the City street must be posted at both the access easement and on the residence.

7.7 This writing including the exhibits hereto constitute the full and only agreement between the parties, there being no promises, agreements or understandings, written or oral, except as herein set forth, or as hereinafter may be amended in an acknowledged writing and in accordance with LMC Section 19.29.120.

7.8 In the event Kamm Creek Partners LLC fails to comply with the commitments set forth herein, within one hundred twenty (120) days of written notice of such failure from the City, in addition to any other remedies which the City may have available to it in law and equity, the City shall have the right, without prejudice to any other rights or remedies, to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Development Agreement, and to collect the direct costs associated with such action from Kamm Creek Partners, LLC. In the event that a judicial dispute arises regarding the enforcement or breach of this Agreement, then the prevailing party in such dispute shall be entitled to recover its attorney's fees and costs reasonably incurred, including fees and costs incurred on appeal

7.9 This Agreement, and the rights of the parties hereto, shall be governed by and construed in accordance with the laws of the State of Washington and the parties agree that in any such action venue shall lie exclusively in Whatcom County, Washington.

7.10 Nonwaiver of Breach. Failure of either party to require performance of any provision of this Agreement shall not limit such party's right to enforce such provision, nor shall a waiver of any breach of any provision of this Agreement constitute a waiver of any succeeding breach of such provision or a waiver of such provision itself.

7.11 Duration. This Agreement shall expire and /or terminate upon the earliest of the following: (a) ten (10) years from the date of this Agreement; (b) the date upon which Kamm Creek PRD has been fully developed as described herein and all of Developer's obligations in connection therewith are satisfied as determined by City; or (c) upon mutual agreement of the Parties. Notwithstanding the foregoing, the preliminary approval of the PRD will expire if the final PRD Plat is not recorded within five (5) years of the date the preliminary approval became final, in conformance with LMC 18.06.010.2, 18.06.020 and 18.06.030, after which City approval of this application shall become void; provided that, this deadline may be extended for up to one (1) additional year upon application to and approval by the City Council.

7.12 Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below:

City of Lynden: Heidi Gudde, Planning Director
City of Lynden Scott Korthuis, Mayor
300 Fourth Street
Lynden, WA 98264

Kamm Creek Partners, LLC: Jeff Palmer, Managing Member
1841 Front Street
Lynden, WA 98264

or such other addresses and to such other persons as the parties may hereafter designate in writing to the other parties. Any such notice shall be deemed given upon delivery if by personal delivery, upon deposit in the United States mail, if sent by mail pursuant to the foregoing.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed, and shall be effective on the date of its recording with the Whatcom County Auditor.

Halo Holdings, LLC
Managing Member of
Kamm Creek Partners, LLC

By: 
Jeremy Parriera

Its: Member

By: 
Tim Koetje

Its: Member

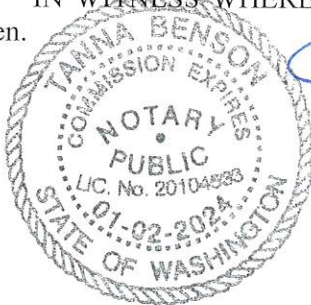
City of Lynden


By: Scott Korthuis, Mayor

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this 9th day of May, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jeremy Parriera, to me known to be an authorized member of KAMM CREEK PARTNERS, LLC, and acknowledged the foregoing instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the foregoing instrument on behalf of such limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

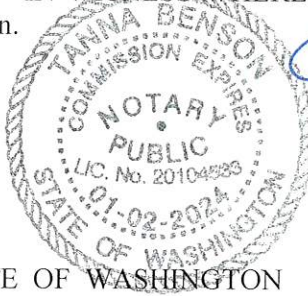


[Signature]
Notary Public in and for the State of Washington
My commission expires: 01/02/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this 9th day of May, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Tim Koetje, to me known to be an authorized member of KAMM CREEK PARTNERS, LLC, and acknowledged the foregoing instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the foregoing instrument on behalf of such limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



[Signature]
Notary Public in and for the State of Washington
My commission expires: 01/02/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this _____ day of _____, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Scott Korthuis, to me known to be Mayor of the City of Lynden, Washington, and acknowledged the foregoing instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the foregoing instrument on behalf of the municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public in and for the State of Washington

My commission expires: _____

EXHIBIT A = Covenants, Conditions and Restrictions

EXHIBIT B = MDNS

EXHIBIT C = Plat Map

Filed for and Recorded at Request of:

Exhibit A

Kamm Creek Partners, LLC
1841 Front Street, Suite A
Lynden WA 98264

Grantor: Kamm Creek Partners, LLC
Grantee: The Public
Abbreviated Legal: Lots 1 - 40, Kamm Creek Planned Residential Development
Full legal descriptions on Exhibit A, page 15.
Tax Parcel Number: 4003152481650000/128322 and 4003151831630000/128292

DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF KAMM CREEK PLANNED RESIDENTIAL DEVELOPMENT

This Declaration is made by Kamm Creek Partners, LLC (the Declarant), with reference to the following facts and conditions:

RECITALS

A. The Declarant is the owner in fee simple of the real property located in Whatcom County, Washington, described on Exhibit A, which is attached and fully incorporated by reference.

B. The Declarant has received preliminary approval to develop the real property described on Exhibit A as a forty (40) lot planned residential development (PRD). The real property described on Exhibit A and subject to these covenants shall be referred to in this Declaration as the "Kamm Creek PRD" and/or as the "PRD." The recorded final plat maps depicting and dedicating the PRD and all rights-of-way will be referred to herein as the "Plat."

C. The Declarant intends for all lots located within the PRD to be subject to the benefits and burdens of this Declaration, and wishes to provide the means to enforce the rights, reservations, easements, liens and charges provided in this Declaration to provide for necessary maintenance and enhancement of the PRD and to provide for the formation of a Homeowner Association in the form of a non-profit corporation which includes as its members those persons who purchase any Lot within the PRD.

DECLARATION

The Declarant hereby certifies and declares that the following covenants, conditions, reservations and restrictions shall inure and be binding upon the respective Owners of each lot or parcel within the PRD, and the Declarant further declares that all of the real property within the legal described on Exhibit A is held and shall be held, conveyed, encumbered, leased, rented, used, occupied and improved subject to the following covenants, conditions, reservations and restrictions for the purpose of enhancing and protecting the value, desirability and attractiveness of the PRD and every part thereof. All of the following covenants, conditions, reservations and restrictions shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in the PRD or any part thereof.

1. LAND CLASSIFICATION AND DEFINITIONS

The following words and classifications of land shall have the following meanings under this Declaration:

- 1.1 **Lot or Lots.** All lots within the PRD, individually or collectively, as set forth on the face of the Plat, that are designated for the location and construction of a single-family residence.
- 1.2 **Parcel.** Any parcel of real property within the boundaries of the PRD and real property dedicated to the City of Lynden, Washington.
- 1.3 **Person.** Any individual, firm, corporation, partnership, association, unincorporated association, or other legal entity.
- 1.4 **Owner.** Any person holding either fee title or a vendee's interest under a Deed and/or Real Estate Contract for a Lot as shown by the records of the Auditor of Whatcom County, Washington, or otherwise holding a beneficial ownership interest in a Lot.
- 1.5 **Declarant.** Declarant is Kamm Creek Partners, LLC, a Washington limited liability company.
- 1.6 **Common Properties.** Common properties are the following:
 - (a) **All Roadways/Streets** within the boundaries of the PRD, which are private streets, are delineated on the face of the Plat, and which will be known as Steelhead Way, Trout Way, and Street C.
 - (b) **The Pedestrian Paths/Trails**, including the portion running along the easterly boundary of the PRD parallel to Northwood Road, as well as the portions located south of Lots 11 through 17, and extending westward south of Lots 18 through 23, and separating Lot 23 from Lot 24, as shown

on the face of the Plat. Future trails/paths may be created as provided in Section 2.1(d) below.

- (c) **Open Space Tract(s)** in the westerly and southerly portions of the PRD as well as the northeast and southeast corners of the PUD, as identified on the face of the Plat.
- (d) **Stormwater Facilities** located within the street rights-of-way and other portions and areas of the Common Properties, as identified on the face of the Plat.

1.7 **Plat.** The final recorded plat maps for the Kamm Creek PRD, as filed under Whatcom County Auditor's File No. _____.

1.8 **Assessable Property.** Each of the individual Lots as defined in Section 1.1 above.

1.9 **Improvements.** Improvements shall mean and include, without limitation, any buildings, out-buildings, private streets and roads, driveways, parking areas, fencing, retaining walls, swimming pools, screening, walls, ornamentation, signs, stairs, decks, hedges, pedestrian trails, wind breaks, plantings, planted trees, shrubs, poles, lighting, utilities, hot tubs and any other structure or landscaping.

1.10 **Resident.**

- (a) Each person lawfully residing on or in any part of any Lot; and
- (b) Members of the immediate family of each such person actually living in the same household with such person.

1.11 **Board.** The Board of Directors of the Association.

1.12 **Association.** The community association of all Lot Owners, as more fully described in Section 6 hereof, which is being created concurrent with the execution hereof in the form of a Washington nonprofit corporation and which will be known as "Kamm Creek Homeowner Association."

1.13 **PRD.** The "PRD" shall refer to the real property referenced in the Recitals of this Declaration and legally described on Exhibit A, as well as the residential development being developed on said real property.

1.14 **Declaration.** This Declaration of Covenants, Conditions, Reservations, and Restrictions for the Kamm Creek PRD.

2. **RESERVATIONS AND EASEMENTS**

2.1 **Creation of Easements.** Separate easements for access, drainage, sewers, water pipes and utilities, facilities and services (including, but not limited to, water supply, electricity, gas, telephone and television) are hereby granted, reserved, covenanted and created over, under,

upon, in and through all roadways and walkways, and over, under, upon, in and through those certain portions of Lots or other areas which are necessary for existing facilities and equipment serving the PRD, together with the right to enter upon such easements for their installation and repair, as identified on the face of the Plat. The easements created hereby include, without limitation, the following:

- a. The Steelhead Way Easement, which is that easement for ingress, egress, and utilities _____ feet in width as described and delineated on the face of the recorded Plat, and which benefits all Lots and property within the PRD, and which provides for a private street _____ feet in width [and sidewalk(s) _____]. This easement does not benefit the general public.
- b. The Trout Way Easement, which is that easement for ingress, egress, and utilities _____ feet in width as described and delineated on the face of the recorded Plat, and which benefits all Lots and property within the PRD, and which provides for a private street _____ feet in width [and sidewalk(s) _____].
- c. The Street C Easement, which is that easement for ingress, egress, and utilities _____ feet in width as described and delineated on the face of the recorded Plat, and which benefits all Lots and property within the PRD, and which provides for a private street _____ feet in width [and sidewalk(s) _____].
- d. The Pedestrian Trail/Path Easement, which is that easement for pedestrian-only access _____ feet in width as described in Section 1.6(b) above and delineated on the face of the recorded Plat. This easement benefits all the Lots and property within the PRD, but the public shall also have the right of pedestrian-only access over the Pedestrian Trail/Path Easement. This public pedestrian-only easement may be confirmed by a separate easement agreement between Declarant and the City of Lynden, but the public's right of pedestrian access over the trail/path is hereby confirmed and acknowledged even if no separate easement agreement is created. It is also expected that additional trails/paths may be constructed over and within the Open Space Tract(s) to provide future public use connections, including but not limited to connection to the East Lynden Loop Trail. The Association has ownership and control of Open Space Tract(s)/common areas within the PRD for the purpose of constructing such trails and granting further easements for the same, and for any future dedication/conveyance to the public or City of Lynden, in the event the Association's Board determines such dedication/conveyance to be in the best interests of the Association.
- e. Utility Easements in favor of the City of Lynden, as follows:
 - i) Utility Easements for water and/or sewer mains, which easements are twenty (20) and/or thirty (30) feet in width (depending on whether there is more than one public utility installed in such easement) within the private street rights-of-way and as otherwise shown on the face of the Plat.
 - ii) Utility Easements five (5) feet in width around the interior property line of all residential Lots, as shown on the face of the Plat, pursuant to LMC 18.14.075.

2.2 Private Nature of Streets.

a. While the Pedestrian Trail/Path Easement may be used by the public (for pedestrian-only use), it is understood and acknowledged that all area within the PRD remains private property, and that the streets within the PRD as further described in Sections 2.1(a), (b), and (c) are private streets and will be posted as such. These private streets and the easements therefor benefit all of the Lots and property within the PRD, as well as the Association, and the Declarant during the period of Declarant Control of the Association.

b. Nothing within the Plat or this Declaration shall be considered a public dedication, and the streets within the PRD shall continue their private nature unless or until a formal public dedication is made. Streets must be brought up to City standards prior to any request for City acceptance. The Association has ownership and control of the private streets for the purpose of granting further easements (as may be necessary and desirable for utility service or other purposes) and for any future dedication/conveyance to the public or City of Lynden, in the event the Association's Board determines such dedication/conveyance to be in the best interests of the Association and upon approval by the City.

c. The easements will be construed to benefit the Owners of the Lots within the PRD, utility providers and contractors performing utility and other work, as well as the Lot Owners' tenants, guests, invitees, and service providers. Use of the private streets by the Owners' guests, tenants, service providers (including delivery persons), and other invitees of such Owners constitutes use by the Owners benefitted by the easements and shall NOT be construed as public use or as any other type of non-permissive use which would give rise to prescriptive rights of access.

2.3 Conveyance of Common Properties. The Common Properties shall be conveyed by the Declarant to the Association at such time as determined in the sole discretion of the Declarant, but in any event no later than the date upon which Declarant achieves the sale to Owners of at least eighty percent (80%) of the Lots within the PRD.

2.4 Reservation of Drainage Easement and The Right to Drain. The Declarant hereby reserves the right to drain all roadways, walkways, easement ways, and areas over and across any Lot or parcel within the PRD as noted on the face of the Plat, identified herein and/or where water might take a natural course after the grading of such Lot or parcel. The Association shall be responsible for the maintenance and upkeep thereof, including regular cleaning to remove sediments, the replanting of grass and the replacement of rock as necessary to insure the effective operation thereof. All work related to the PRD drainage shall meet the approved stormwater plan and all identified operations and maintenance and comply with the Stormwater Facilities Inspection and Maintenance Agreement described in paragraph 2.5 below.

2.5 Stormwater Facilities Inspection and Maintenance Agreement. The entire Plat is subject to the Stormwater Facilities Inspection and Maintenance Agreement which is recorded under Auditor's File No. _____. The Declarant shall be responsible for compliance with the Stormwater Agreement during the period of

Declarant control, after which time the Association shall assume responsibility for compliance with the Stormwater Agreement.

- 2.6 **Easement Restoration.** Any work done within any easement created by this Declaration or by the Plat shall be done in a prompt and workmanlike manner and the property shall be restored as nearly as is reasonably practical to its condition prior to work within the easement.
- 2.7 **Obligation to Maintain.** The Association shall be obligated to operate, repair, maintain and preserve all of the Common Properties consistent with the purpose of and easement restrictions affecting each parcel. The Association's maintenance obligations shall include but are not limited to [maintaining stormwater facilities, as well as] maintaining posted signs indicating the private nature of the streets, keeping the streets within the PRD in good repair, removing snow from said private streets and conducting regular cleaning and maintenance of said private streets, using materials and techniques that will not impede the free movement of water through the streets' pervious/permeable pavement. This includes regularly removing foreign matter from the pavement so as to prevent the void spaces in the pervious/permeable pavement from becoming clogged with dirt, leaves, and other debris. Said shall not be used on the PRD streets to de-ice or provide traction; rather, rock salt or other snow-melt products appropriate for pervious/permeable pavement shall be used to prevent clogging. All operations and maintenance shall be per the approved stormwater report and associated operations and maintenance manual and as outlined in the Stormwater Facilities Inspection and Maintenance Agreement described in paragraph 2.5 above.

3. **GENERAL USE RESTRICTIONS AND REQUIREMENTS**

These general use restrictions and requirements apply to all Lots within the PRD, as defined in Section 1.1 above (without limiting the requirement for all improvements to be pre-approved by the Architectural Review Committee ("ARC") as provided in Section 5 of this Declaration).

- 3.1 **Permanent Residential Purposes.** All Lots within the PRD shall be used exclusively for permanent single-family residential purposes. No business or commercial activity (including but not limited to home care facilities, domestic shelters, day care and/or pre-schools) shall be maintained, occur or be allowed on any Lot or Common Properties within the PRD. Only one single-family dwelling is allowed to be constructed and/or maintained on each Lot.

Notwithstanding the foregoing, the PRD also contains Open Space Tract(s) as shown on the face of the Plat and described in Section 1.6 above. The Open Space Tract(s) contain protected wetland and buffer areas which are subject to a Conservation Easement in favor of the Association which is recorded under Auditor's File No. _____.

Use of the wetlands and buffer areas contained within the Open Space Tract(s) is limited to those uses permitted under the Conservation Easement and shall be in accordance with the requirements set forth in the Conservation Easement and the requirements of Lynden Municipal Code 16.16, including but not limited to the requirements for fencing and

signage along the buffer perimeters. Those portions of the Open Space Tract(s) that lie outside the wetland and buffer areas may be used as common/recreational space by the Owners, subject to reasonable rules that may be adopted by the Community Association. The entirety of the Open Space Tract(s) shall be kept in open space in perpetuity, and maintained by the Community Association as provided in Section 6.1(b)(ii) and consistent with the provisions of LMC 19.29 and the provisions of the Conservation Easement.

- 3.2 Recreational Vehicles.** All boats, utility trailers, trucks of more than one-ton rating, campers, recreational vehicles, travel trailers, motor homes and similar items or vehicles maintained or kept upon any Lot within the PRD shall at all times be enclosed within a garage or otherwise neatly stored behind the front wall line of the residence and reasonably screened from view from the street, and any such items or vehicles shall not be parked on any street within the PRD overnight. Out-of-town guests of an Owner may, with such Owner's permission, park a recreational vehicle or travel trailer on Lots for up to a maximum of two (2) weeks per guest visit within any calendar year without being in violation of this section.
- 3.3 Explosives.** No firearms or explosives shall be discharged within the boundaries of the PRD.
- 3.4 Animals.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes. No animal shall be allowed to roam freely within the PRD. No animal shall be allowed to bark or make other noise for excessive periods. No pit bulls, rottweilers or any combination of these breeds of dog shall be allowed within the PRD.
- 3.5 Signs.** No signs or billboards shall be placed on any Lot, except one identification sign bearing the Owner's name and address may be placed upon the Owner's Lot. In addition, the Declarant and any Owner or such Owner's agent, may subsequently advertise any Lot for sale; and furthermore, an Owner may display signs of a political nature, promoting a candidate or a political proposition, during periods of political campaigns.
- 3.6 Garbage/Refuse.** No Owner shall deposit or permit the accumulation of any trash, ashes, garbage, or other refuse or debris on or about such Owner's Lot or any other property within the PRD, except in appropriate covered trash receptacles. Each Owner shall keep such Owner's Lot neat and orderly in appearance and shall not cause or permit any noxious or odorous conditions to exist, nor maintain any tangible objects, which are unsightly in appearance to exist, on any Lot within the PRD.
- 3.7 Vehicles and Parking.**
- a. All automobiles and all other permitted vehicles, if kept or parked on any Lot or otherwise within the PRD, shall be in good order and in working condition. Partially wrecked vehicles, discarded vehicles, unlicensed vehicles or vehicles which are in a state of disrepair shall not be kept on any Lot or street in the PRD, unless enclosed in a garage or otherwise completely screened from view from

outside the Lot. Non-muffled motorcycles, muffled or non-muffled motorbikes, trail bikes, snowmobiles and similar vehicles shall not be operated on any portion of the PRD (and the roads therein) whether licensed or not.

- b. All vehicles within the PRD shall be operated in a safe manner consistent with the rules of the road. Although the streets within the PRD are private rather than public, vehicles within the PRD shall travel at a maximum speed no greater than the City of Lynden speed limit in effect for the immediate surrounding area, and will otherwise operate under the standards imposed by the City's ordinances.
- c. It is recognized that pursuant to the current Lynden Municipal Code, a minimum of two (2) parking spaces are required for each residential unit on each Lot. If an enclosed garage for two (2) or more vehicles is provided, then a minimum of one (1) outside parking space must be provided.¹
- d. Because the size of the lots within the PRD allows for substantial on-site parking within PRD lots, the City of Lynden approved the PRD's private street plan incorporating street widths of 30 feet with parking on only one side in some portions of the PUD, and street widths of only 24 feet in other portions. No on-street parking is permitted along those portions of street that are 24 feet in width. No parking is permitted adjacent to or within _____ feet of any hydrant. Owners must prioritize on-site parking for their own vehicles and that of their guests, so as to minimize use of the PRD's streets for parking purposes, and on-street parking within the PRD must be consistent with the standards imposed by the City's ordinances.
- e. All vehicle parking and operation within the PRD shall be conducted in such a way as to provide unimpeded access for emergency vehicles and personnel.
- f. The Association may adopt additional guidelines for vehicle operation and parking through bylaws or other rules; provided, however, that if the guidelines, bylaws, or rules adopted by the Association are more lenient than City ordinances, the stricter Lynden ordinances shall control.
- g. The provisions of this Section 3.7 shall be considered as an enforceable part of this Declaration regardless of modifications to the Lynden Municipal Code.

3.8 Antennas. No television, radio or satellite antenna, receivers, dishes or other telecommunication devices shall be installed on any portion of any Lot unless contained entirely within the interior of a building or in the backyard, reasonably screened from the view of all neighbors *except* that a satellite antenna disc of not more than eighteen (18) inches in diameter shall be allowed. The location of any permitted satellite disc shall be

¹ Under City of Lynden requirements, a minimum of two outside spaces must be provided in the case of an enclosed single-car garage; however, pursuant to Section 3.20 of this Declaration, homes within the PRD may have no less than a two-car garage.

prior approved by the ARC.

- 3.9 Fences.** Wire and chain link fencing is prohibited. The Lot Owners may install and maintain fencing encompassing the yard of their individual Lot at the time of construction of a new home or any time thereafter as approved by the ARC; provided, however, that no fencing may be installed within three (3) feet of any sidewalk. Fencing of individual Lots shall be consistent in materials, color, and style with the perimeter fencing of the entire PRD, as approved by the ARC, and shall also be subject to the permitting requirements of the City of Lynden. Individual Lot fencing may be no more than six (6) feet in height. There is a 42" height limit on fences from the front yard to the front of the house. A fence permit must be secured from the City of Lynden prior to installation of any fence.
- 3.10 Retaining Walls.** Retaining walls shall not exceed a height of four (4) feet unless they are designed and installed consistent with plans produced by a licensed civil engineer and permitted by the City of Lynden. Retaining walls shall be constructed only of the following materials: stone, heavy timber, concrete with brick, stone or wood facing or concrete with high quality exposed aggregate finish.
- 3.11 Roof Materials.** Roof materials are limited to natural cedar shakes or shingles, concrete or clay tiles, slate or textured thirty-year plus mineral surfaced composition shingles. Materials for roofing and siding of outbuildings shall be consistent in color(s), style and design with that of the house on the Lot on which it is situated. Metal roofs on certain structures will be allowed with the approval of the ARC.
- 3.12 Chimney Design.** Exposed metal chimneys are not permitted.
- 3.13 Clothesline Restrictions.** Clotheslines are only permitted in the backyard of a Lot.
- 3.14 Surface Water Run-Off.** No Lot shall be improved in such a way as to cause excess surface water run-off that may damage or inconvenience other Lots or contiguous properties and the Owners thereof.
- 3.15 Damaged Improvements.** No Improvement which has been partially or totally destroyed by fire, earthquake or any other cause shall be allowed to remain in a state of disrepair for a period in excess of four months from the date of such partial or total destruction. Corrective construction or reconstruction shall be required to commence within such four month period and shall be completed in accordance with the provisions of Section 4.1 hereof; provided, however, that such four month period shall be extended by the ARC upon the written request of the Owner for a reasonable period thereafter in the event that corrective construction or reconstruction has not commenced as a result of factors beyond the control of the subject Owner and in the event that the subject Owner has exercised and does thereafter continue to exercise due diligence in an effort to eliminate such factors causing such delay in commencement.
- 3.16 Landscaping.** Within twelve (12) months after commencement of construction of individual improvements thereon all Lots shall be fully landscaped. All landscaping shall

be subject to approval from the ARC and the View Protection restrictions in section 3.21 herein. If the Owner of the Lot fails to properly maintain landscaping, then the Association may perform the work described in the approved landscaping plan and charge the Owner of the Lot for the cost of such work. The Association may collect this charge pursuant to the authority granted in Section 6.7 of this Declaration.

It is recognized that street trees and planting strips are required as part of the City of Lynden's approval of the PRD, with a minimum of one (1) street tree per lot, and a maximum of fifty (50) feet between each tree; provided, however, that trees shall not be placed so as to block view triangles. These improvements have been planted by the Declarant, but *must* be maintained by the adjoining Lot in accordance with the City of Lynden's engineering design and development standards. If the Owner of any Lot fails to properly maintain the street trees and/or planting strips adjoining said Owner's Lot, then the Association may perform the work and charge the Owner of the Lot for the cost of such work. The Association may collect this charge pursuant to the authority granted in Section 6.7 of this Declaration. No street tree shall be removed without the approval of the City of Lynden.

- 3.17 Setbacks.** All setbacks shall be consistent with setbacks required by the City of Lynden. Building setbacks are measured from the property line to building foundation. Garage door setbacks are measured from the edge of the property line or adjacent access easement to the face of the garage door. At the time of approval, the setbacks applicable to the PRD are as follows: a) a PRD perimeter setback of twenty-five (25) feet (except for Lot 11, where the PRD perimeter setback shall be reduced to seven (7) feet to allow a reasonable building footprint); b) rear setbacks of 20 feet for lots under 7,000 square feet in size, and 30 feet for lots 7,000 square feet in size or larger; c) side setbacks of seven (7) feet; d) front setbacks of fifteen (15) feet; and e) garage door setbacks of 24 feet. f) open sided decks and patios (three sides open) may encroach up to 12 (twelve) feet into the rear yard setback. Notwithstanding the foregoing, the ARC may impose more restrictive setbacks in their design guidelines as determined in their discretion.
- 3.18 House Size.** Each single-family dwelling shall be of permanent construction (no mobile or modular homes are allowed) and must be a minimum of 1,400 square feet, with two-story dwellings having a minimum of 800 square feet on the main floor, exclusive of garage, basement and porches. The maximum square footage of two-story dwellings shall be 5,500 above ground. The maximum square footage of single level dwellings shall be 4,000 above ground. Lot coverage shall not exceed a maximum of forty percent (40%) of the lot size. Location of all buildings shall have prior approval by the ARC in an attempt to preserve views of the surrounding mountain and valley area from all Lots consistent with section 3.21 herein.
- 3.19 Outbuildings.** All outbuildings are subject to the applicable City of Lynden development standards. Size and design of any outbuildings (shops, sheds, or any other structure detached from the residence) must also be approved by the ARC prior to construction and shall be of similar color and design with the residence approved for the Lot. Outbuildings shall only be allowed behind homes (*i.e.* on the opposite side of the home from the road the home faces). Pursuant to Section 3.21 below, the construction of outbuildings shall not block views of the surrounding mountain and valley area from

other Lots. The maximum size of outbuildings is 1,450 square feet, and outbuildings larger than 120 square feet require a building permit from the City of Lynden. Each parcel shall be allowed one outbuilding up to this maximum size and one shed not to exceed 20 by 15 feet. Provided, however, outbuildings may be large enough to accommodate a 14-foot-high door, with a maximum plate height of 16 feet, maximum peak height of 18 feet, and a minimum 5/12 roof pitch. Individual lot owners are allowed up to 1,750 square feet of accessory structures as long as they are below the lot coverage limits.

3.20 Garages, Curb Cuts, Driveways and Pathways. All houses shall have no less than a two-car garage. All garages must be a minimum of 400 square feet (2 car) and not more than 750 square feet (3 car). No Lot within the PRD will be allowed to have a driveway or curb cut along Northwood Road. Rather, access to and from all Lots within the PRD will be over and across the internal private streets within the PRD. Driveways must be a minimum of twenty-four (24) feet in length (as specifically allowed by the City of Lynden for this PRD, although the standard minimum is 25 feet). The City of Lynden also requires paved pathways to front doors throughout the PUD, and a vegetated strip (three to four feet in width) to avoid abrupt vertical changes in the sidewalk at each driveway cut. All pavement within the PRD, including not only the private streets and paths but also all driveways and pathways on individual Lots, must be constructed from pervious/permeable material. Each Owner must keep the paved areas within that Owner's individual Lot free of debris and in good repair, using materials and techniques that will not impede the free movement of water through the pavement, consistent with the standards for street maintenance as provided in Section 2.6. The Association may adopt additional bylaws or other rules governing maintenance of paved surfaces.

3.21 View Protection. It is the intent of the Declarant and the Association, to maintain views of the surrounding mountain and valley area to the extent reasonable. Accordingly, the location of all improvements on all Lots (including but not limited to houses, outbuildings and landscaping) shall have prior approval by ARC in an attempt to reasonably preserve views of the surrounding mountain and valley area.

No trees or vegetation over 10 feet are allowed, with the exception of trees installed or preserved pursuant to the approved mitigation plan and street trees. Any improvements (including the residence) shall be located in the areas approved by the ARC and shall not exceed 35 feet in height. The height of the improvements shall be certified by an engineer or architect on the plans submitted to the ARC and shall be calculated as follows: The vertical distance from the lowest existing grade at the wall of the building to the highest point of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof. If the actual height of the improvements varies from the height set forth on the plans submitted and approved by the ARC, it shall be that Lot Owner's obligation to correct the improvements so that they meet the height identified in the approved plans.

3.22 Density/Accessory Dwelling Units. The currently permitted density shall be achieved with one single-family dwelling on each of the single-family Lots of the PRD. No Lots are eligible to apply for accessory dwelling units (ADU).

- 3.23 Right to Farm Disclosure.** The PRD (and each of the Lots therein) is within or near designated agriculture lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and application of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Whatcom County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state, and federal laws.
- 3.24 Archaeological Discovery.** If archaeological materials (e.g., bone, shell midden, cobble tools, etc.) are observed during site work located within the PRD or any of the Lots located therein, work in the area of the discovery shall cease and the City of Lynden SEPA administrator, Lummi Nation Tribal Historic Preservation Office (360-384-2298) and the Washington State Office of Archaeology and Historic Preservation (360-586-3065) shall be contacted immediately to determine the significance of the discovery. If human remains are observed, the Whatcom County Sheriff (911) as well as Lummi Nation Tribal Historic Preservation Office and the Washington State Office of Archaeology and Historic Preservation shall be contacted immediately. Compliance with all other applicable laws pertaining to archaeological resources is required.
- 3.25 No Offensive Activities.** No Owner, their guests or invitees shall undertake or maintain any activity within the PRD that is obnoxious or offensive and/or constitutes disorderly conduct, disorderly house, and/or a breach of the peace pursuant to Lynden's Municipal Code.
- 3.26 Areas in Floodplain.** The FEMA designated floodplain and elevation for the Nooksack River are shown on the Plat, and the base flood elevation (BFE) is delineated on the ground. Any development within the floodplain must comply with FEMA regulations and the Floodplain Management provisions set forth in LMC 16.12, approval of such work will be subject to cut and fill analysis, compensatory storage, and a biological assessment. The City of Lynden has mandated that lots that contact or are directly adjacent to the floodplain will require an elevation certificate, to ensure two (2) feet of freeboard above BFE, prior to final occupancy.
- 3.27 Permitting Requirements; Fire Code; Residential Design Standards.** All improvements within the PRD are subject to the permitting requirements of the City of Lynden, including but not limited to building permits, and will be in full compliance with the Fire Code. In addition to the above standards, and except as otherwise specifically provided in this Declaration, all homes within the PRD will be subject to the Residential Design Standards set forth in LMC 19.22, which include but are not limited to articulations on building elevations that face toward public streets or shared green spaces, exterior finish details, porches and stoops, and the screening of mechanical equipment.

- 3.28 **Critical Areas, buffers and mitigation plantings.** The Declarant shall install mitigation as required by the approved mitigation plan and shall maintain and monitor the mitigation during the period of Declarant control. After the period of Declarant control has ended, the Association is responsible for maintaining and monitoring the mitigation plantings in accordance with the approved mitigation plan.

4. CONSTRUCTION

- 4.1 **Impact/Mitigation Fees.** Impact and/or mitigation fees for parks, fire, [traffic/transportation?] and/or other impacts may be due at the time of home construction on the Lots, and Owners are advised to check with the City of Lynden regarding those fees.
- 4.2 **Erosion Control.** Provisions shall be made at each construction site as may be reasonably required to control erosion, including use of straw bales, seeding and shielding excavations through the use of material such as ground fabric.
- 4.3 **Construction Equipment.** Lot Owners and their contractors shall take normal precautions to prevent damage to installed roadways, curbs, sidewalks, services and trees and vegetation. Sidewalks and curbs shall be adequately protected during movement and operation of construction vehicles and equipment across them. Owners and their contractors shall be responsible for damage to Common Properties/Improvements caused by their activities.
- 4.4 **Conduct of Work.** The impact of construction activities on other Lot Owners and residents must be kept to a reasonable minimum by treating neighbors in a courteous manner, and by limiting construction activities to the hours between 7:00 a.m. and 6:00 p.m. Construction materials should be neatly stored on site at the end of each construction day. Owners and their contractors shall take all normal steps to keep the streets, and neighboring lots free of trailers, job toilets, construction materials, mud, dirt and construction debris. The construction site and surrounding areas should be regularly monitored for unnecessary construction debris and for drainage and mud slides onto neighboring lots and into storm drains. Construction waste and garbage should be disposed of in a large on-site temporary trash receptacle or removed from the site as required to prevent an unsightly build-up of waste materials, and the street in front of the construction site should be kept broom clean.
- 4.5 **Time For Completion.** Construction of all house improvements shall be prosecuted diligently from the date of commencement of work until the exterior is completed and painted or finished and all sanitation and health requirements have been fulfilled. Furthermore, the maximum time limit for the completion of construction of an improvement shall be nine (9) months from the date construction commences, which is defined as the date building materials are first delivered to the Lot for such purpose. Construction shall not be deemed to be completed until all improvements are finished, the Lot has been cleaned of construction debris consistent with approved plans. In accordance with section 3.16 herein, landscaping must be completed twelve (12) months from the date

construction commences. The Lot Owner shall be responsible for the cost of replacing any survey stakes lost or moved during construction.

5. **ARCHITECTURAL REVIEW COMMITTEE**

- 5.1 **General.** Construction of improvements on any Lot within the PRD shall be subject to the approval of an Architectural Review Committee ("**ARC**"), that shall consist of no less than three members appointed by the Declarant. No improvements shall be erected, placed or altered on any Lots until the construction plan, specification, site plan and landscaping plan, showing the location of all proposed improvements on the Lot in a form established by the ARC, have been approved. The approval or disapproval of the ARC as to such construction plan, specifications, site plan and landscaping plan, shall be based upon the quality of materials utilized in the construction, the harmony of the external design and color scheme of the proposed improvements with other existing improvements within the PRD, bulk and location of improvements with respect to topography and finish grade, reasonable view protection and compliance with the Declaration and the standards to be developed and made available to Owners by the ARC. In addition, the ARC shall have the authority to control the location and orientation of each structure/roof pitch to reasonably protect the views of the surrounding mountain and valley area from other Lots in the PRD. All Lot Owners agree to cooperate in good faith to locate and orient their structures/roof pitch to reasonably protect the views of the surrounding mountain and valley area from the Lots in the PRD. Notwithstanding the foregoing, the ARC cannot guarantee protection of all views of the surrounding mountain and valley area.
- 5.2 **ARC Fee.** In addition to the construction plan, specifications, site plan and landscaping plan, the Owner shall give to the ARC **Two Hundred Dollars (\$200.00)** for each approval requested. A significant change to plans shall be deemed to be a new set of plans and shall require an additional **One Hundred Dollar (\$100.00)** fee. In addition, in the event the ARC implements outside review by a designer or architect the Owner shall be billed for the actual cost of the third-party review. The ARC is not obligated to commence review until the above specified fees have been paid. The fees for ARC review shall be considered an assessment and enforced as set forth in Section 6 below.
- 5.3 **Approval/Disapproval.** The ARC shall approve or disapprove the construction plans, specifications and site plan, including specified color finish, within thirty-five (35) days following receipt of a complete duplicate set thereof from the submitting Lot Owner or prospective Lot Owner. Any complete submission of construction plan, specifications, site plan and landscaping plan on which no action is taken by the ARC for sixty (60) days following the date of receipt thereof shall be deemed approved as submitted, unless within such sixty (60) day period the ARC has sought, in writing, clarifying information concerning the same. Two sets of construction plans, specifications (including exterior color finish detail), site plan and landscaping plan must be submitted to the ARC. One such complete set shall be returned to the submitting Lot Owner or prospective Lot Owner with the approval or disapproval endorsed upon such complete set by the ARC. The other complete set shall be retained by the ARC for its permanent files.

The ARC shall have the right to disapprove any construction plans, specifications and/or site plan in the event the same are not in accordance with the provisions of this Declaration, if the design or exterior color scheme of the proposed improvements is not in harmony with the general surroundings of the PRD or with the adjacent improvements, if the proposed improvements unreasonably interfere with the views of the surrounding mountain and valley area from other Lots in the PRD, if the construction plan, specification, site plan and landscaping plan are incomplete, or if the ARC determines that the construction plans, specifications and site plan, or any portion of them, are contrary to the interest, welfare and/or rights of the Owners of other Lots within the PRD.

5.4 **ARC General Guidelines.** The following are general guidelines for approval/disapproval of construction plans, specifications and/or site plans for the PRD.

- Exterior siding of all structures is required to be wood or high-quality wood-appearance fiber cementitious products. Alternative siding material shall only be permitted with ARC approval. No aluminum siding, vinyl siding, or similar siding is permitted. No stucco or dryvit exteriors are permitted.
- All homes shall have a minimum roof pitch of 6/12 and a maximum of 12/12 provided the height does not exceed the height limit or unreasonably interfere with view protection restrictions. Provided, however, outbuildings shall have a minimum 6/12 roof pitch.
- The location and orientation of each house on each Lot shall be approved in a manner to reasonably protect the views of the surrounding mountain and valley area from within the PRD.
- The top of the first floor shall not be less than twelve (12) inches above the road.
- Color schemes shall be muted tones that are consistent with the local community standard, and which blend with the adjacent structures.
- Lots within the floodplain and adjacent lots shall be elevated at least 2 (two) feet above base flood elevation.

5.5 **Variance.** In order to preserve the character of the PRD, and/or to resolve problems relating to unique and difficult topographical problems or in other extraordinary circumstances, the ARC shall have the right to grant a variance from the standards created by the ARC and from those restrictions relating to Improvements set forth in Section 3 of this Declaration. Any variance from the restrictions contained in this Declaration shall be made in recordable form and shall be placed of record on the Lot by the ARC.

5.6 **Conditional Approval.** Any approval given by the ARC may be conditioned upon compliance by the Owner with any reasonable condition which the ARC deems appropriate, including, without limitation, the posting of bonds or other acceptable security in order to ensure performance by the Owner in accordance with the construction plan, specifications, site plan and landscaping plan being approved.

5.7 **No Liability.** Neither the ARC, nor any member thereof nor any successor thereto nor the Declarant, shall be liable to any person for any action taken by the ARC or for any failure

to act by it under or pursuant to the provisions of this Declaration, so long as the ARC, and any successors thereto act in good faith and without malice.

- 5.8** **Expiration.** The Declarant may remove and replace the ARC at the Declarant's sole discretion. This right to appoint and remove the ARC shall not expire until the Declarant no longer owns any Lots in the PRD and construction plan, specifications, site plan and landscaping plans have been approved for all Lots in the PRD.

6. **COMMUNITY ASSOCIATION**

The Declarant shall form a Community Association, designated herein as the Association, to include as its members all Owners of any Lot within the PRD. This organization shall be a nonprofit corporation pursuant to Title 24 of the Revised Code of Washington and shall be known as "Kamm Creek Homeowner Association" and shall be authorized to enforce the terms and conditions herein.

6.1 **Purpose, Powers and Authority.**

- a. **Purpose.** The purpose of the Association shall include, without limitation, the furtherance and promotion of the common welfare of the Owners of any Lot or Parcel within the PRD.

- b. **Power/Authority to Maintain.** In addition to the powers set forth in RCW 64.90 and as otherwise set forth in this Declaration, the Association shall have full power and authority to use, care for, construct, operate, repair, maintain and preserve the Common Properties within the PRD, including without limitation the following:
 - i. Maintenance of the private streets within the PRD consistent with the provisions of Section 2.6; maintenance and repair of light standards for the street lighting within the PRD to the extent that the standards deviate from City standards that were in effect at the time of their installation, and maintenance of any portions of private rights-of-way within the PRD that have not yet been developed as streets;

 - ii. Maintenance and preservation of the Open Space Tract(s) in open space, as well as maintenance and preservation of [the stormwater facilities as well as] any landscaping and irrigation systems and pedestrian paths or trails located in the PRD;

 - iii. Operation, maintenance and use of property held or controlled by the Association, including maintenance and repair of facilities within the Common Properties and such other facilities, equipment, activities, objects and purposes pertaining to the welfare, enjoyment, social well-being, protection and benefit of the members and of their Lots within the PRD,

- iv. Compliance with and performance of all obligations under the Conservation Easement granted in favor of the Association and recorded under Auditor's File No. _____;
 - v. Payment of taxes, if imposed, on Common Properties and Improvements; and the protection and preservation of the interests of the Lot Owners for the common good.
- c. Power/Authority to Regulate. In addition to the powers set forth in RCW 64.90 and as otherwise set forth in this Declaration, the Association shall have full power and authority to enact rules and regulations (through adoption of bylaws or other rules) regarding activities, objects and purposes pertaining to the welfare, enjoyment, social well-being, protection and benefit of the members and of their Lots within the PRD, as well as the use, care, and operation of the Common Properties within the PRD, and to adopt and impose penalties and sanctions for the violation of said rules. These regulatory powers shall include, but are not limited to:
- i. Regulating the maintenance and use of Common Properties and the facilities thereon;
 - ii. Regulating the operation and parking of vehicles within the PRD consistent with the provisions of Section 3.7, including the authority to enforce requirements for parking, speed limit and other driving/vehicle operation requirements as mandated by the City of Lynden and any other regulations adopted by the Association (provide such regulations are no less restrictive than comparable City requirements);
 - iii. Regulating the use of any portions of dedicated rights-of-way within the PRD that have not yet been developed as streets; and
 - iv. The protection and preservation of the interests of the Lot Owners for the common good.

6.2 Meetings. All meetings shall be conducted as required by RCW 64.90.450 as hereinafter amended.

6.3 Creation and Transfer of Control. The Association shall be organized at the instance of the Declarant, and each Lot Owner shall be a member of the Association. The Declarant shall initially designate and appoint a governing Board of the Association. Within sixty (60) days after Declarant has sold twenty-five percent (25%) of the 40 total Lots that may be created within the PRD (i.e., 10 Lots) to parties other than Declarant, at least one member of the Board of Directors (or 25% of the Board, whichever is greater) shall be elected by Lot Owners other than the Declarant. Within sixty (60) days after Declarant has

sold fifty percent (50%) of the Lots (i.e., 20 Lots) to parties other than Declarant, at least one-third (1/3rd) of the members of the Board of Directors shall be elected by Lot Owners other than the Declarant. The period of Declarant control of the Association will end sixty (60) days after Declarant has sold seventy-five percent (75%) of the Lots (i.e., 30 Lots) to parties other than Declarant. Irrespective of the foregoing, the Declarant, at its sole and exclusive option, may elect at any time prior to the sale of all of its Lots within these PRDs to transfer control of the Association to the members thereof.

6.4 Required Maintenance. The Association shall perform all reasonable and necessary maintenance of the following: All of the repairs and maintenance required in Section 2.6 above as well as all repairs and maintenance required for the Common Properties, Easements and the Improvements located thereon as permitted in Section 6.1, including but not limited to compliance with all requirements related to the wetlands and buffers within the Open Space Tract(s), pursuant to Section 3.1 above, Lynden Municipal Code 16.16, and the Conservation Easement. All expenses related thereto shall be paid by the Association. The Association shall be authorized to require reimbursement for all expenses incurred in repairing or restoring the foregoing (apart from maintenance due from ordinary wear and tear) from the party causing the damage the required the repair or restoration.

6.5 Assessments and Liens.

- (a) **Authority.** The Association during the period of Declarant control and at all times thereafter shall be empowered to establish and to collect dues and assessments upon Lots in the PRD for the common benefit of such Lots.
- (b) **Purposes.** The purposes for which dues and assessments may be established and collected include, without limitation, making provision for the payment of charges associated with utilities, road, gate and utility maintenance, the Common Properties identified in Section 1.6, recreational improvements, drainage, property protection, landscaping, insurance, maintenance, improvements, payment of taxes upon Common Properties, the holding of ownership or a leasehold interest therein, for any other common purposes or for collecting fines or recovering money expended on the landscaping of a Lot, all as determined pursuant to the Articles of Incorporation and By-laws of the Association.
- (c) **Personal Obligation and Lien Foreclosure.** Dues and assessments shall constitute a personal obligation of any Owner of record of a Lot on the due date thereof and shall also constitute a lien on the Lot assessed. Such lien may be enforced by the Association in the same form and manner of procedure as foreclosure of real property mortgages under the laws of the State of Washington.
- (d) **Amounts Included.** Each Owner and each party hereinafter owning or claiming an equity interest in a Lot agrees that in the event of any action to collect assessments and/or foreclose a lien securing the same involving such Lot, the Owner or Owners of such affected Lot or other party asserting an equity interest therein will pay the Association's expenses of title examination and insurance, the cost of attorney's fees incurred by the Association and court costs, as well as all other costs reasonably and necessarily incurred in such action, and/or the collection of any passed due assessment (whether or not litigation or foreclosure is instituted to collect such amounts). In any such action, delinquent assessments shall bear

interest at the rate of 12% per annum from the date the same became due until the date of the entry of the judgment of foreclosure thereon.

(e) **Other Liens and Foreclosure Actions.** The method and manner provided for foreclosure of liens set forth in this Section shall pertain to all liens referred to in this Declaration. First mortgage liens placed upon any of the Lots created shall be superior to any and all charges, assessments, and liens thereafter asserted pursuant to this Declaration.

- 6.6 **Establishment and Assessment of Charges.** For the purpose of providing funds for uses specified herein the Board of the Association shall, for each year, charge yearly dues against all Lots. The Declarant shall determine the amount of the first-year dues to be paid. Until dues are assessed, the Declarant shall be responsible for payment of expenses of the Association. Each Lot shall be assessed an equal amount for each calendar year for all expenses common to all Lots. Assessments shall be adopted pursuant to the requirements set forth in RCW 64.90.480.
- 6.7 **Special Assessment.** The Association may make special assessments against any Lot and Lot Owner for violating the terms of this Declaration, or if such Owner is responsible for damage to the Common Properties.
- 6.8 **Annual Statement.** As soon as shall be practical in each calendar year, the Association shall send a written statement to each Owner setting forth the dollar amount of the assessment for such Lot for such calendar year. The Association may, in its sole discretion, provide for payment of such assessments on a periodic basis during such calendar year, with or without a service charge. This requirement shall not apply until the Declarant has elected to assess Lots in the PRD.
- 6.9 **Penalty on Delinquent Assessments.** If an Owner shall fail to pay any installment of an annual assessment within thirty (30) days from the date the same is due, then the entire annual assessment for such Lot shall be delinquent and shall become immediately due and payable, shall bear interest at the rate of 12% per annum thereafter until paid and shall also bear a penalty in such amount as shall be determined by the Board of the Association.
- 6.10 **Delinquency For More Than Ninety Days.** If the Owner of any assessable Lot shall be delinquent in the payment of the annual assessment, or any installment thereof, for more than ninety (90) days following the date the same is due, then the Association shall have the right to commence legal action seeking a personal judgment against such Owner and, in addition thereto, shall have the right to foreclose its lien upon such Lot. The total amount due from such Owner shall be such sums as provided in Sections 6.5, 6.6, and 6.7, plus any penalty imposed under Section 6.9 hereof.
- 6.11 **Rules and Procedures for Billing and Collecting Assessments.** The Board of the Association shall have the power and authority to adopt rules and procedures respecting the billing and collecting of annual assessments, which shall be binding upon all Lot Owners.

- 6.12 **Increase in Assessments.** Increase in assessments shall be made pursuant to RCW 64.90.480.
- 6.13 **Application of Assessment.** The Association shall apply all funds received by it pursuant to this Declaration in the following order:
- (a) Administrative costs and expenses incurred by the Association in the exercise of its powers, authority and duties described in its Articles of Incorporation and By-Laws.
 - (b) The promotion of the recreation, health, safety, enjoyment and welfare of the users of the Common Properties, and the enhancement of the values of the Common Properties by means of construction, repair, maintenance, operation and administration of the Common Properties, including, but not limited to, the payment of taxes and insurance premiums on the Common Properties.
 - (c) The service, repair, maintenance and/or replacement of any and all Improvements, including, but not limited to landscaping, fences, roads, paths, utilities, drainage facilities, lighting, and all other Improvements whatsoever belonging to the Association.
 - (d) As to monies received on special assessments, to fulfill the purpose of the special assessment.
- 6.14 **Authority to Maintain surplus.** The Association shall not be obligated to spend in any particular time period all of the sums collected or received by it during such time period or any other time period. The Association may carry forward, as surplus, any balances remaining. The Association shall not be obligated to apply any such surplus to the reduction of the amount of the annual assessment in any future year.

7. **PROTECTION OF MORTGAGE OR DEED OF TRUST HOLDER**

No violation or breach of any covenant, condition, reservation or restriction contained in this Declaration, or in any supplement hereto, and no action to enforce the same, shall defeat, render invalid or impair the lien of any mortgage or deed of trust taken in good faith and for value against any title or interest in any Lot which is the subject of an action arising from such violation or breach. A purchaser of any such Lot at a trustee's sale, Sheriff's sale or Tax Foreclosure sale shall take title to such Lot free and clear of any violations or breaches which have occurred on such Lot, or by the previous Owner thereof, prior to such foreclosure, but such purchaser shall nevertheless take subject to this Declaration and to any supplements hereto.

8. **TENANTS AND INVITEES**

Tenants and Invitees of the Owners or residents of the PRD shall be bound by the terms and conditions of this Declaration, as well as Rules and Regulations adopted by the Board of the Association.

9. **ENFORCEMENT**

The Association, the Declarant and any Owner shall have the right to enforce, by any proceedings at law or in equity, all covenants, conditions, restrictions, reservations, liens and charges now

or hereafter imposed by this Declaration. The failure of the Association, of the Declarant or of any Owner to enforce any rights hereunder shall not be deemed to constitute a waiver of the right to do so thereafter. The prevailing party in any litigation involving the enforcement of any provision of this Declaration shall be entitled to judgment for the reasonable attorney's fees and costs incurred in such litigation by such prevailing party.

10. GRANTEE'S ACCEPTANCE

The grantee of any Lot subject to this Declaration shall, by the acceptance of a deed conveying title thereto or by the execution of any contract for the purchase thereof, whether from Declarant or any subsequent Owner of such Lot, accept such deed or contract upon, and subject to, each and every provision of this Declaration and the provisions contained herein, including the jurisdiction, rights and powers of Declarant, and by such acceptance shall, for himself, his heirs, personal representatives, successors and assigns, covenant, consent and agree to and with Declarant and to and with the grantees and subsequent Owners of each of the Lots within the PRD, to keep, observe, comply with and perform all obligations set forth herein.

Each such grantee also agrees, by such acceptance, to assume, as against Declarant, its successors or assigns, all of the risks and hazards of ownership and occupancy attendant to such Lot, including, but not limited to, its proximity to any Common Properties, public paths, streams or other water courses.

11. AMENDMENT TO DECLARATION

Each and every provision of this Declaration shall run with and bind the land and shall inure to the benefit of, and be enforced by, the Association, the Declarant, the Owners of any Lots subject hereto, their respective legal representatives, heirs, successors and assigns, for a period of ten (10) years from the date that this Declaration is recorded, after which time this Declaration shall be automatically extended for successive periods of ten (10) years, unless otherwise terminated or amended as provided herein and consistent with all applicable laws. This Declaration may only be amended by an instrument adopted by the Board and signed by not less than seventy-five (75%) percent of the Owners of all Lots subject to this Declaration. Any such amendment shall take effect upon being recorded with the Whatcom County Auditor.

No Amendment or termination of this Declaration shall affect, change, or terminate any of the following restrictions, obligations, limitations and/or easements without the prior written consent of the City of Lynden:

- Subsections 2.1, 2.3, 2.4, and 2.6;
- The provisions of subsection 3.1 relating to the Open Space Tract(s);
- The provisions of subsection 3.16 relating to street trees and planting strips;
- The provisions of subsection 3.20 relating to access/curb cuts via Northwood Road; and
- Subsection 3.23, 3.24, 3.25, 3.26, and 3.27.
- Subsection 6.4.

12. SEVERABILITY

In the event that any provision hereof is deemed by proper judicial decree to be invalid, then the remaining portion of this Declaration shall in no way be affected.

13. PARAGRAPH HEADINGS

The paragraph headings in this Declaration are for convenience only and shall not be considered in construing this Declaration.

14. NO WAIVER

The failure of any party entitled to enforce any provision hereof to take steps to enforce such provision shall not, in any fashion, operate or be deemed to be a waiver of any such provision or of any other provision hereof.

DATED this ____ day of _____, 2022.

Halo Holdings, LLC
Managing Member of
Kamm Creek Partners, LLC

By: _____
Jeremy Parriera
Its: _____

By: _____
Tim Koetje
Its: _____

STATE OF WASHINGTON }
 }
COUNTY OF WHATCOM } ss.

On this _____ day of _____, 2022, before me a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, the _____ of **Kamm Creek Partners, LLC**, a Washington limited liability company, who acknowledged that he was authorized to execute this document on behalf of the company and acknowledged said instrument to be the free and voluntary act and deed of the company for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first written above.

Notary Public in and for the State of Washington
Residing at: _____
My commission expires: _____

Exhibit A

Legal Description of the Property

Lots 1 through 40, inclusive, of the Kamm Creek Planned Residential Development, as per the Plat thereof, recorded under Whatcom County Auditor's File No. _____ and located within the City of Lynden, Whatcom County, Washington, together with any Open Space Tract(s) within said Planned Residential Development.

Situate in Whatcom County, Washington.

Formerly known by the following metes-and-bounds legal description:

PARCEL 1 (400315 248165 0000/128322):

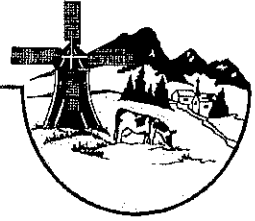
THE EAST 5 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., EXCEPT NORTHWOOD ROAD ALONG EASTERLY BOUNDARY THEREOF, AND EXCEPT UNDIVIDED ONE HALF (1/2) INTEREST IN OIL, GAS AND MINERAL RIGHTS AS RESERVED UNDER WHATCOM COUNTY AUDITOR FILE NO. 927862.

SITUATE IN WHATCOM COUNTY, WASHIGTON

PARCEL 2 (400315 183163 0000/128292):

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., EXCEPT THE EAST 5 ACRES THEREOF, AND EXCEPT UNDIVIDED ONE HALF (1/2) INTEREST IN OIL, GAS AND MINERAL RIGHTS AS RESERVED UNDER WHATCOM COUNTY AUDITOR FILE NO. 927862.

SITUATE IN WHATCOM COUNTY, WASHIGTON



PLANNING DEPARTMENT
(360) 354 - 5532

CITY OF LYNDEN
MITIGATED DETERMINATION
OF NON-SIGNIFICANCE
August 28, 2020

Project Name: Kamm Creek PRD

Description of Proposal: A Planned Residential Development (PRD) requesting to develop approximately 20 acres into 40 residential lots within the RS-100 zone.

Proponent: Bob Libolt, Kamm Creek Investments, LLC

Contact Info: Address: 125 Rosemary Way, Lynden WA 98264
Phone: 360-319-8357
Email: boblibolt@gmail.com

Parcels, Common Address and their Legal Descriptions:

Two parcels located in Section 15 of Township 40 N, Range 3E

Parcel No: 4003152481650000

Address: Unaddressed

Legal Description: THE EAST 5 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., EXCEPT NORTHWOOD ROAD ALONG THE EASTERLY BOUNDARY THEREOF.

Parcel No: 4003151831630000

Address: Unaddressed

Legal Description: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., EXCEPT THE EAST 5 ACRES THEREOF. SITUATE IN WHATCOM COUNTY, WASHINGTON.

Lead Agency: City of Lynden (hereinafter "City")

The lead agency for this proposal has determined that it does not have a probable adverse impact on the environment if the standard conditions (*not all standard conditions are listed below*) and mitigating measures are enacted. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after the review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

THE COMMENT PERIOD FOR THIS MDNS EXPIRES September 16, 2020.
IT IS ISSUED ON THE BASIS THAT THE APPLICANT WILL COMPLY WITH
THE FOLLOWING REQUIREMENTS IN MITIGATION OF THE POTENTIAL
ADVERSE IMPACTS ON THE ENVIRONMENT.

Findings of Fact and Mitigating Measures

1. Proponent will mitigate potential impacts to the earth through the implementation of Best Management Practices (BMPs) for Storm and Surface Water Management per the Dept of Ecology to prevent erosion during and after construction. A Construction Stormwater General Permit (CSWGP) may be required by the Dept of Ecology. It is up to the applicant to ensure compliance with the requirements of the CSWGP.
2. Stormwater: The applicant has provided a preliminary stormwater design report written and stamped by Freeland and Associates (July 21, 2020). The preliminary report indicates that the project, as proposed, can comply with the City of Lynden's current stormwater management requirements.

The Kamm Creek PRD design must provide:

- A) A stormwater management plan including pipe sizing prepared by a professional engineer and meeting the requirements of the City's Manual for Engineering Design and Development Standards and the Department of Ecology Stormwater Manual is required. This plan must be approved by the City of Lynden prior to final approval of the project plans.
- B) Stormwater Pollution Prevention Plan (SWPPP) (erosion control and sediment plan) must be included in the drainage plan and construction plans. This must be designed and constructed in compliance with the Department of Ecology's Best Management Practices (including all known and reliable technologies) and the standards approved in the Manual for Engineering Design and Development Standards.
3. Critical Areas: The applicant has submitted a Critical Areas Detailed Study that analyzes proposed impacts to the wetlands and regulated streams and their buffers. The Critical Areas Report dated June 29, 2020 is considered preliminary and subject to necessary revisions based on requested information, subsequent plat design alterations, and Army Corps and WDFW permits.

Proposed wetland fill will require Army Corps permits. Stream crossing work will require a WDFW HPA permit.

4. Floodplain: The FEMA designated floodplain for the Nooksack River shall be indicated on the final plat. Applicant shall confirm the BFE for the subject property and locate and adequately delineate that elevation on the ground. Any approved alterations that would change the on-site location of the BFE will require a LOMA and/or a LOMR-F prior to final plat approval.

Proposed development of the floodplain shall comply with FEMA regulations and LMC 16.12 Floodplain Management. Approval of floodplain development is subject to cut and fill analysis, compensatory storage, and a biological assessment.

Future parcels that contact the floodplain or that are directly adjacent to the floodplain will require an elevation certificate at final occupancy to ensure 2 feet of freeboard above BFE.

5. Cultural Resources: The applicant has provided a cultural resources assessment report, titled: Cultural Resource Assessment for the Lower Kamm Creek Residential Development Project, Lynden, Whatcom County, Washington, by Garth Baldwin and Marsha Hanson. The assessment recommends that no further archaeological oversight is warranted.

The applicant shall have an Inadvertent Discovery Plan onsite that identifies protocol for contacting the appropriate authorities and protecting archaeological resources if they are inadvertently found during future construction activity.

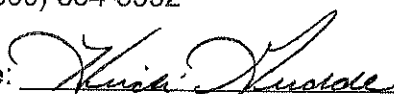
6. Transportation: The applicant has provided a Traffic Impact Analysis for the proposal. The project is expected to generate 378 Average Daily Trips and meet the minimum site distance for access points. Applicant will pay Traffic Impact Fees and meet design standards.
7. Pedestrian Accommodations: The proposed public trail will require dedication of a public trail easement as a condition of the Planned Residential Development approval. Additionally, a trail easement that extends to the western property line and which would eventually connect to future development to the west shall be included on this plat.

General Conditions and Disclaimers

8. This environmental determination does not assure compliance with all state and federal laws. Compliance with all state and federal laws remains the responsibility of the property owner, applicant and designee.
9. Other City, State and or Federal permits may be required for specific development and construction projects. This SEPA determination does not constitute final approval for this plan or future associated construction projects.

This MDNS is issued under RCW 197-11-340(2); the lead agency will not act on this proposal until the expiration of the comment period noted below.

Responsible Official: Heidi Gudde Position/Title: Planning Director
Phone: (360) 354-5532

Signature: 

You may appeal this determination to Heidi Gudde no later than **09/16/2020** in writing. You should be prepared to make specific factual objections regarding the environmental impacts. Contact, 300 4th Street, Lynden, phone number 354-5532, to ask about the procedures for SEPA appeals.

There is no agency appeal.

KAMM CREEK PRD
PORTION OF THE NE 1/4, SW 1/4, SECTION 15,
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

Exhibit C

LAND DESCRIPTION:
 THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

DECLARATION:
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED DO HEREBY DECLARE THIS PRD IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY WISHES AND DO HEREBY GRANT, RESERVE AND AMEND ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED HEREON.

ROBERT D. LIBOLT, AUTHORIZED MEMBER
 KAMM CREEK INVESTMENTS, LLC
 ACKNOWLEDGMENT:
 STATE OF WASHINGTON }
 COUNTY OF WHATCOM }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT D. LIBOLT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, OR OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS AUTHORIZED MEMBER OF NORTH PRAIRIE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT _____ WASHINGTON. MY COMMISSION EXPIRES _____

SURVEYOR'S NOTES:

1. " * DENOTES 5/8 INCH REBAR WITH PLASTIC CAP MARKED "CPS PLB 83687" SET BY THIS SURVEY IN XXXX OF 2020.
2. " * DENOTES 5/8 INCH REBAR WITH PLASTIC CAP MARKED "XXXXXXX" OR OTHERWISE NOTED FOUND BY THIS SURVEY IN XXXX OF 2020.
3. " * DENOTES BRASS DISC IN CONCRETE FOUND BY THIS SURVEY IN XXXX OF 2019 AND HELD FOR STREET INTERSECTION MONUMENTS.
4. " * DENOTES HUB AND LATH SET ON PROPERTY LINE BY THIS SURVEY IN XXXXX OF 2020.
5. " * DENOTES CALCULATED POINT ONLY.
6. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM 80 TOTAL STATION WITH A CARLSON SURVEYOR 2 DATA COLLECTOR/FIELD COMPUTER IN XXXXX OF 2020.
7. THIS SURVEY WAS PERFORMED USING A LEICA RX1250T OPS SYSTEM IN XXXX OF 2020.
8. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCEL No. 4020121831650000 AND 4020152481650000. COMPASS POINT SURVEY, LLC ASSUMES NO LIABILITY IF THIS SURVEY IS USED FOR ANY PURPOSE OTHER THAN STATED ABOVE.
9. THIS SURVEY TIED INTO SECTION MONUMENTATION AS SHOWN. THE BASIS OF BEARINGS FOR THIS SURVEY IS XXXXXXXXXXXX FILED UNDER A.F. NO. XXXXXXXXXXXX. THIS SURVEY RELED UPON SAID SURVEY FOR SECTION SUBDIVISION.
10. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL SURVEY MADE IN COMPLIANCE WITH STATE LAWS.

DAVID G. LEIGHTON, CERTIFICATE No. 83867
 COMPASS POINT SURVEY, LLC, 823 FRONT STREET, LYNDEN, WA 98294



AUDITOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF COMPASS POINT SURVEY, LLC.

THIS _____ DAY OF _____, 2020 AT _____, WA, AND THAT IT IS RECORDED

UNDER WHATCOM COUNTY AUDITORS FILE No. _____ RECORDS OF WHATCOM COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____

PUBLIC WORKS DEPARTMENT APPROVAL:
 EXAMINED AND APPROVED BY THE LYNDEN PUBLIC WORKS DEPARTMENT AS TO THE LAYOUT OF ROADS AND RIGHTS-OF-WAY AND ACCEPTANCE OF THE DEDICATION AND/OR EASEMENTS ON BEHALF OF THE CITY OF LYNDEN IN ACCORDANCE WITH THE CITY OF LYNDEN DEVELOPMENT STANDARDS.

THIS _____ DAY OF _____, 2020.

STEVE BANHAM, P.E., CITY OF LYNDEN PUBLIC WORKS DIRECTOR

CITY PLANNING APPROVAL:
 I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY SUBDIVISION AND ZONING ORDINANCES AND HEREBY APPROVE THE SAME.

THIS _____ DAY OF _____, 2020.

HEIDI GUIDE, ACP, CITY OF LYNDEN PLANNING DIRECTOR

CITY PLANNING COMMISSION APPROVAL:
 EXAMINED AND APPROVED BY THE CITY OF LYNDEN PLANNING COMMISSION.

THIS _____ DAY OF _____, 2020.

CHAIRMAN, CITY OF LYNDEN PLANNING COMMISSION

CITY COUNCIL APPROVAL:
 APPROVED BY THE ORDER OF THE CITY OF LYNDEN, WASHINGTON, BY AN ORDER MADE AND ENTERED ON

THIS _____ DAY OF _____, 2020.

BDOIT KORTHUIS, MAYOR, CITY OF LYNDEN

ATTEST: CITY CLERK

FINANCE DIRECTOR APPROVAL:

I, ANTHONY BURROWS, FINANCE DIRECTOR OF THE CITY OF LYNDEN, WASHINGTON, DO HEREBY CERTIFY THAT I AM THE OFFICER IN CHARGE OF COLLECTIONS OF SPECIAL ASSESSMENTS LEVIED BY THE CITY OF LYNDEN ON ALL LAND EMBRACED WITHIN THIS PLAT AND THAT ALL CITY ASSESSMENTS FOR WHICH THE PROPERTY EMBRACED IN THIS PLAT MAY BE LIABLE AT THIS DATE AND THAT ALL SPECIAL CITY OF LYNDEN ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS PLAT WHICH UNDER SAID PLAT BECOMES STREETS, ALLEYS AND OTHER PUBLIC PLACES, HAVE BEEN PAID.

ANTHONY BURROWS, CITY OF LYNDEN FINANCE DIRECTOR

DATE

WHATCOM COUNTY TREASURER'S CERTIFICATE:

I, _____, WHATCOM COUNTY TREASURER, WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT ENTITLED "KAMM CREEK PRD" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED AS SHOWN IN THE RECORDS OF MY OFFICE.

DATED THIS _____ DAY OF _____, 2020.

TREASURER, WHATCOM COUNTY, WASHINGTON

MAINTENANCE OF PRIVATE STORMWATER FACILITIES:

THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION HAS THE RESPONSIBILITY TO PROPERLY MAINTAIN ALL STORMWATER FACILITIES NOT WITHIN CITY RIGHTS-OF-WAY. THE CITY MAY ACCESS AND INSPECT ALL STORMWATER FACILITIES AND COMMUNITY ASSOCIATION INSPECTION RECORDS. IF THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION HAS FAILED TO MAINTAIN THE STORMWATER FACILITIES, THE CITY CAN ISSUE WRITTEN NOTICE SPECIFYING THE REQUIRED ACTIONS. IF THE ACTIONS ARE NOT COMPLETED IN A TIMELY MANNER OR IN THE EVENT OF A PUBLIC HAZARD, THE CITY MAY ENTER THE PROPERTY TO PERFORM THE ACTIONS NEEDED AND BILL THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION. ANY ACTION TAKEN BY THE CITY OF LYNDEN SHALL NOT RELIEVE THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION FROM ITS RESPONSIBILITY TO MAINTAIN THE STORMWATER FACILITIES.

RIGHT TO FARM DISCLOSURE STATEMENT:

THIS SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, INSECTS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND APPLICATION OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL, FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE CITY OF LYNDEN AND WHATCOM COUNTY HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURAL OPERATIONS IS A HIGH PRIORITY AND FAVORED USE AND WILL NOT CONSIDER TO BE A NUISANCE. THESE INCONVENIENCES OR DISCOMFORTS ARISING FROM FARM OPERATIONS, IF SUCH OPERATIONS ARE CONSISTENT WITH COMMONLY ACCEPTED GOOD MANAGEMENT PRACTICES AND OTHERWISE COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS.

RIGHT TO FARM COVENANT:

THIS PROPERTY IS LOCATED WITHIN ONE-HALF MILE OF AN OPERATING FARM, AGRICULTURE OR RURAL DISTRICT. THE DEVELOPER AND ANY SUBSEQUENT PURCHASER OR SUCCESSORS IN INTEREST OF ALL OF THE LOTS WITHIN THIS SHORT PLAT WILL REFRAIN FROM ANY LEGAL ACTION TO RESTRAIN OR COLLECT DAMAGES FROM OWNERS OR OPERATORS OF SUCH SAID AGRICULTURAL LANDS FROM THE CITY OF LYNDEN OR FROM WHATCOM COUNTY, ARISING OUT OF ANY REASONABLE AND LAWFUL FARM OPERATIONS ON SAID AGRICULTURAL LANDS WHICH OCCURS IN THE NORMAL COURSE OF THEIR ESTABLISHED USE. UPON SALE OF EACH LOT, THE SELLER SHALL REQUIRE THAT THE "DISCLOSURE STATEMENT" AS SET FORTH IN CHAPTER 17.22(4) SECTION 8, LYNDEN MUNICIPAL CODE BE SIGNED BY THE PURCHASER AND RECORDED IN THE COUNTY AUDITOR'S OFFICE IN CONJUNCTION WITH THE DEED CONVEYING SAID LOT. THIS COVENANT SHALL RUN WITH THE LAND.

PLAT NOTES AND CONDITIONS:

1. FOR ADDITIONAL PLAT RESTRICTIONS SEE THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND ARCHITECTURAL STANDARDS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. _____
2. ALL LOTS SHALL HAVE ONSITE DOWNSPOUT INFILTRATION PER APPROVED PLAT DRAINAGE PLAN.

PRIVATE STREET NOTE:

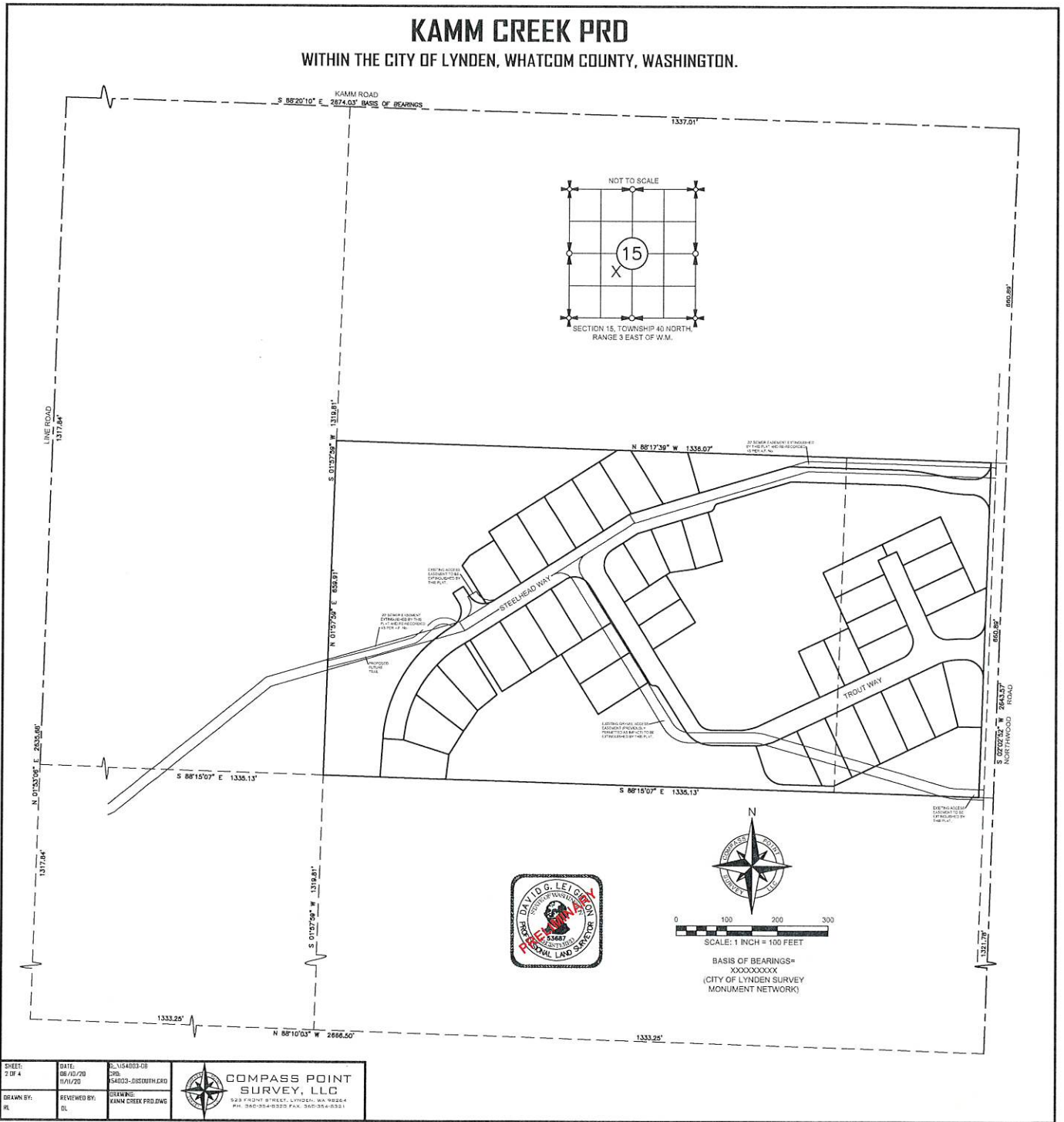
SEE A.F.No. _____ (P.R.D. DEVELOPMENT AGREEMENT) AND A.F.No. _____ (DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS) FOR MAINTENANCE AGREEMENTS FOR PRIVATE STREETS AND UTILITIES IN TRACT A.


SHEET 1 OF 4	DATE 04/22/20 05/07/20	NO. 34023-0300/01/01	
DRAWN BY BL	REVIEWED BY BL	CLIENT KAMM CREEK PRD/PRD	

COMPASS POINT SURVEY, LLC
 823 FRONT STREET, LYNDEN, WA 98294
 PH: 360-334-0370 FAX: 360-364-8281

KAMM CREEK PRD

WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON.



SHEET: 2 OF 4	DATE: 08/10/20 17/11/20	DRAWN BY: RL	REVIEWED BY: DL	 <p>COMPASS POINT SURVEY, LLC 529 FRONT STREET, LYNDEN, WA 98264 PH: 360-354-8322 FAX: 360-354-8321</p>
				<p>PL: 154803-02 CPL: 54803-02SOUTH.LRD DRAWING: KAMM CREEK PRD.DWG</p>

KAMM CREEK PRD


WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	150.00'	23.17'	8°50'58"
C2	109.00'	56.12'	28°20'40"
C3	109.00'	37.36'	18°35'48"
C4	109.00'	12.74'	8°41'52"
C5	100.00'	42.59'	28°07'12"
C6	100.00'	43.59'	28°07'12"
C7	29.00'	28.76'	58°48'53"
C8	39.00'	38.50'	58°48'53"
C9	11.00'	11.52'	80°00'00"
C10	11.00'	11.52'	80°00'00"
C11	35.00'	54.98'	90°00'00"
C12	35.00'	39.48'	64°37'23"
C13	35.00'	18.50'	29°22'37"
C14	11.00'	11.52'	80°00'00"
C15	11.00'	11.52'	80°00'00"
C16	344.00'	63.31'	10°32'41"
C17	374.00'	68.83'	10°32'41"
C18	350.00'	62.33'	10°12'11"
C19	380.00'	67.87'	10°12'11"


LINE	BEARING	DISTANCE
L1	N 88°52'09" W	11.84'
L2	S 88°52'09" E	10.00'
L3	S 84°47'12" W	20.50'
L4	S 84°47'12" E	20.50'
L5	N 77°44'58" W	6.85'
L6	S 87°57'08" E	7.75'
L7	N 87°57'08" W	7.75'
L8	N 77°44'58" W	6.85'
L9	S 82°18'43" E	20.00'
L10	S 87°43'17" W	24.00'
L11	S 82°18'43" E	20.00'
L12	S 87°43'17" W	8.13'
L13	S 87°43'17" W	10.00'

SHEET: 3 OF 4	DATE: 08/10/20 07/17/20	E:\154003-08 DWS 54903-053007H.CRD
DRAWN BY: RL	REVIEWED BY: DL	OWNER: KAMM CREEK PRD.DWG



COMPASS POINT SURVEY, LLC
523 7th Street, Lynden, WA 98264
PH: 360-354-8322 FAX: 360-354-8321

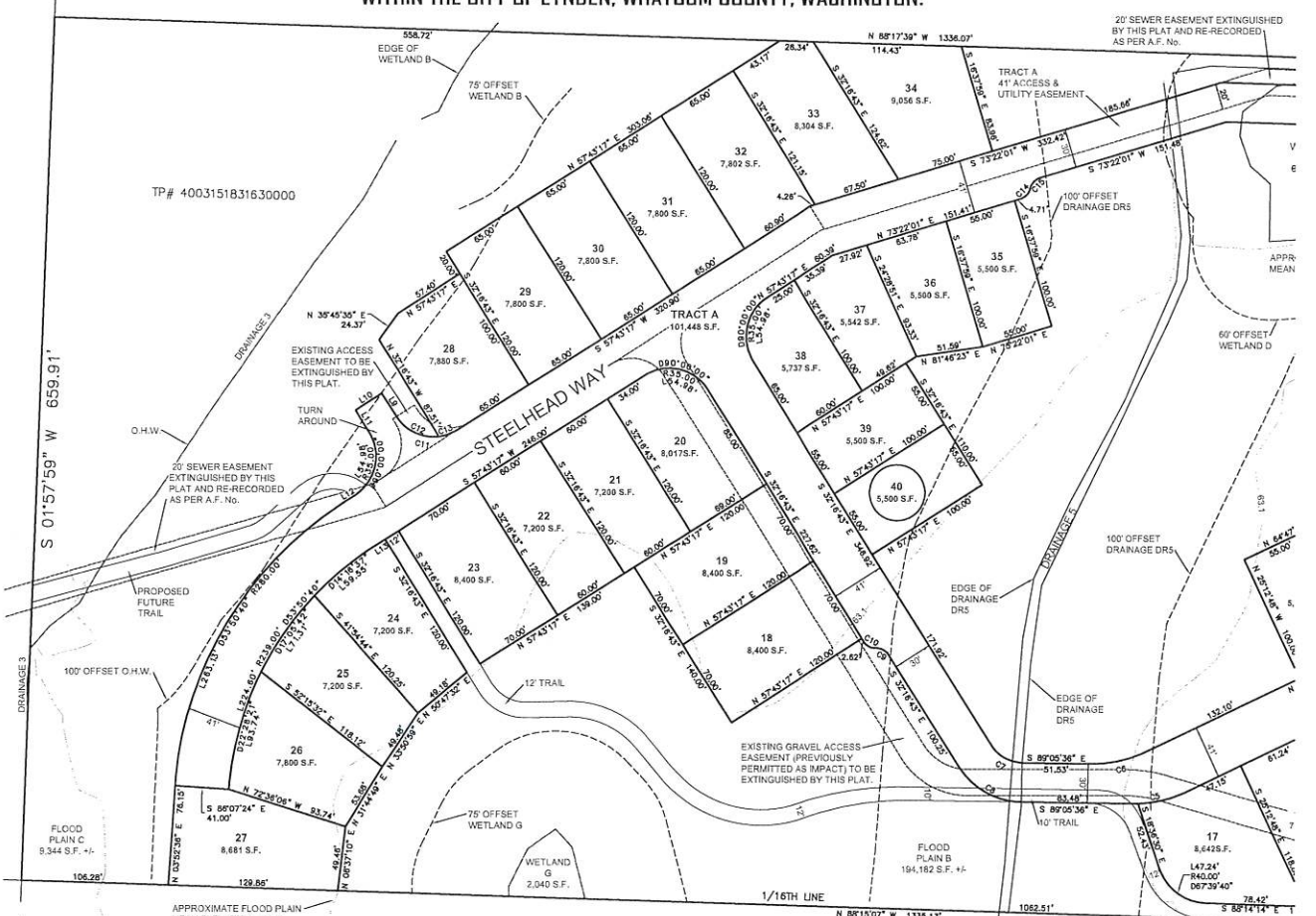




0 50 100
SCALE: 1 INCH = 50 FEET
BASIS OF BEARINGS =
(CITY OF LYNDEN SURVEY MONUMENT NETWORK)

KAMM CREEK PRD

WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	150.00'	23.17'	8°30'58"
C2	109.00'	50.12'	28°20'40"
C3	109.00'	37.38'	18°28'48"
C4	109.00'	12.74'	4°41'52"
C5	100.00'	45.59'	26°07'12"
C6	100.00'	45.59'	26°07'12"
C7	29.00'	28.78'	58°48'53"
C8	59.00'	58.56'	58°48'53"
C9	11.00'	11.52'	60°00'00"
C10	11.00'	11.52'	60°00'00"
C11	35.00'	54.88'	90°00'00"
C12	35.00'	39.48'	64°37'23"
C13	35.00'	15.90'	29°22'37"
C14	11.00'	11.52'	60°00'00"
C15	11.00'	11.52'	60°00'00"
C16	344.00'	83.31'	10°32'41"
C17	374.00'	88.83'	10°25'41"
C18	350.00'	82.33'	10°12'11"
C19	380.00'	87.67'	10°12'11"

LINE	BEARING	DISTANCE
L1	N 88°52'09" W	11.84'
L2	S 88°52'09" E	13.05'
L3	S 84°47'12" W	20.50'
L4	S 84°47'12" W	20.50'
L5	N 77°44'58" W	8.80'
L6	S 87°57'08" E	7.75'
L7	N 87°57'08" W	7.75'
L8	N 77°44'58" W	6.83'
L9	S 32°18'43" E	20.00'
L10	S 32°18'43" E	24.00'
L11	S 32°18'43" E	20.00'
L12	S 37°43'17" W	10.00'
L13	S 37°43'17" W	10.00'



SCALE: 1 INCH = 50 FEET

(CITY OF LYNDEN SURVEY MONUMENT NETWORK)

SHEET: 4 OF 4	DATE: 08/10/20 10/16/20	S: 154503 06 CIB: S: 4003-08S00THLRDR	 COMPASS POINT SURVEY, LLC 323 FRONT STREET, LYNDEN, WA 98949 PH: 360-354-8920 FAX: 360-354-8991
DRAWN BY: RL	REVIEWED BY: DL	SKETCH: KAMM CREEK PRD.DWG	

