



MASON COUNTY DEPARTMENT OF PUBLIC WORKS

100 W PUBLIC WORKS DRIVE
SHELTON, WASHINGTON 98584

Phone (360) 427-9670 x450

Fax (360) 427-7783

MASON COUNTY MISSION

The mission of Mason County Government is to provide essential & mandated services which will preserve & benefit the health, safety, & welfare of the general public in a professional and courteous manner through the effective and equitable management of available public resources.

Mason County recognizes that its employees & volunteers are the foundation upon which these services are provided.

May 23, 2011

Mr. Michael T. Croke
President, Board of Trustees
Treasure Island Home Owners Association
PO Box 44
Grapeview, WA 98546


Re: Regarding declaration of covenants associated with privately maintained storm drainage facilities installed in the county right-of-way as part of the 2011 Treasure Island Bridge Replacement Project

Dear Mr. Croke:

Enclosed please find a copy of the recorded declaration of covenants for your records. Thank you for your assistance in completing this paperwork.

If you have any further questions, please feel free to contact me.

Cordially,


Brian Matthews, PE
Deputy Director / County Engineer

Cc: Rick Hirshberg, MCPW
Karl Kirker, PE, SE, Exeltech Engineers

When recorded return to:
Mason County Engineer
100 W. Public Works Dr.
Shelton WA 98584

DECLARATION OF COVENANTS ASSOCIATED WITH
PRIVATELY MAINTAINED STORM DRAINAGE FACILITIES

GRANTORS: TREASURE ISLAND COUNTRY CLUB, INC. and THE INDIVIDUAL OWNERS of all lots in the Plat of Treasure Island, as described below.

GRANTEE: MASON COUNTY DEPARTMENT OF PUBLIC WORKS

In consideration of approval of the construction of the project known as Treasure Island Bridge Replacement Project, 2011, relating to real property legally described as follows:

All those lots, tracts and parcels shown on the Plat of Treasure Island as recorded in the office of the Mason County Auditor under Auditor's File Number 152300 in Volume 4 of Plats, pages 114-117; those lots, tracts and parcels having the following Mason County Tax Assessor Parcel Number 12105 52 00135 and those shown on the attached parcel list and shown on the 3-page exhibit map.

The undersigned, as GRANTORS, covenant and agree that:

1. GRANTORS have installed private storm drainage facilities at the west end of the new bridge and in the public right of way of Treasure Island Road. GRANTEE approves the storm drainage facilities and their location in the public right of way. If at any time GRANTEE reasonably determines that maintenance or repair work is required to be done to the existing, approved storm drainage facilities installed on the property described above and located within the public right of way (which will mean repair and or clean out of the existing system only to the same standards as originally installed and approved), the Director of the Department of Public Works shall give Treasure Island Country Club, Inc. seven days notice that the GRANTEE intends to perform such maintenance or repairs, or to have them performed by others.

If Treasure Island Country Club, Inc. has not completed or is not diligently pursuing the repair or maintenance of the system and it becomes necessary for GRANTEE to perform the work, the GRANTORS will assume responsibility for the cost of such maintenance or repair and will reimburse GRANTEE within thirty days of receipt of the invoice. Overdue payments will require payment of interest at the current legal rate for liquidated judgments, and any costs or fees incurred by GRANTEE, should any legal action be required to collect such payments, will be borne by GRANTORS.

2. If at any time GRANTEE reasonably determines that the existing and approved storm drainage system on the property poses a threat to water quality, hazard to life and limb, or endangers property, or adversely affects the safety and operations of a public way, due to failure, damage or non-maintenance of the existing on-site storm system, and that the situation is so adverse as to preclude written notice to said owners, the Director of the Department of Public Works may take the measures necessary to eliminate the hazardous situation (which will mean repair or clean out of the existing system only to the same standards as originally installed and approved) provided the Director has first made a reasonable effort to notify Treasure Island Country Club, Inc. before acting.

3. Treasure Island Country Club, Inc. shall keep GRANTEE informed at all times as to the name, address and telephone number of the contact person responsible for the performance of maintenance or repair work to the storm drainage facilities.


4. Treasure Island Country Club, Inc. shall provide an annual inspection letter/report indicating when the inspection was completed and what was found during the inspection. Cleaning, repair or filter replacement shall be completed in the time frame identified in the design engineer's maintenance and operations plan or per the manufacturer's required maintenance schedule. This work shall be reported in the annual inspection letter/report.

5. These covenants are intended to protect the value and desirability of the real property and public right of way described above, and to benefit all the citizens of Mason County. They shall run with the land and be binding on all parties having or acquiring from the GRANTORS or their successors, any right, title or interest therein, and to the benefit of all the citizens of Mason County.

TREASURE ISLAND
COUNTRY CLUB, INC.

MASON COUNTY
DEPARTMENT OF PUBLIC WORKS

by: 
Michael T. Croke
President, Board of Trustees

by: 
Brian K. Matthews, P.E.
Deputy Director/County Engineer

Post Office Box 44
Grapeview WA 98546
360-275-2253

100 W. Public Works Dr.
Shelton WA 98584
360-4279670, ext 450

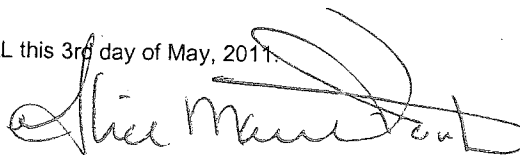
STATE OF WASHINGTON,

SS. (INDIVIDUAL ACKNOWLEDGEMENT)

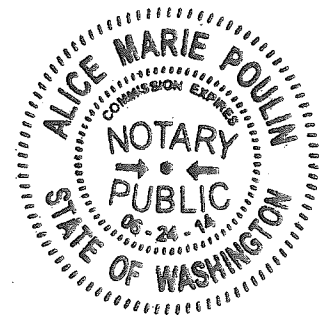
County of Pierce

I, Alice Marie Poulin, Notary Public in and for the State of Washington, residing at Graham, WA, do hereby certify that on this 3rd day of May, 2011, personally appeared before me Mike Croke to me known to be the individual described in and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of May, 2011.



Notary Public in and for the State of Washington, residing at
Graham, WA in said County.
My Commission expires: June 24, 2014



Treasure Island Tax Parcel Numbers for the Stormwater Operation and Maintenance Agreement for the Treasure Island Bridge Replacement Project, 2011.

121055200135, 121055200151, 121055200015, 121055200134, 121055200152, 121055200016, 121055200133, 121055200017, 121055200153, 121055200132, 121055200154, 121055200018, 121055200155, 121055200019, 121055200131, 121055200156, 121055200157, 121055200020, 121055200130, 121055200158, 121055200159, 121055200021, 121055200129, 121055200160, 121055200161, 121055200022, 121055200162, 121055200163, 121055200023, 121055200165, 121055200164, 121055200024, 121055200126, 121055200167, 121055200025, 121055200166, 121055200125, 121055200169, 121055200026, 121055200168, 121055200124, 121055200171, 121055200027, 121055200170, 121055200173, 121055200123, 121055200028, 121055200172, 121055200175, 121055200029, 121055200122, 121055200174, 121055200177, 121055200030, 121055200121, 121055200176, 121055200031, 121055200120, 121055200181, 121055200178, 121055200183, 121055200032, 121055200119, 121055200180, 121055200033, 121055200186, 121055200118, 121055200034, 121055200182, 121055200184, 121055200117, 121055200035, 121055200185, 121055200189, 121055200187, 121055200116, 121055200192, 121055200907, 121055200188, 121055200190, 121055200115, 121055200198, 121055200906, 121055200191, 121055200911, 121055200193, 121055200114, 121055200201, 121055200196, 121055200113, 121055200194, 121055200199, 121055200900, 121055200036, 121055200197, 121055200112, 121055200202, 121055200037, 121055200200, 121055200204, 121055200111, 121055200206, 121055200038, 121055200203, 121055200110, 121055200208, 121055200905, 121055200205, 121055200039, 121055200210, 121055200109, 121055200207, 121055200040, 121055200212, 121055200108, 121055200209, 121055200041, 121055200214, 121055200107, 121055200211, 121055200213, 121055200042, 121055200106, 121055200216, 121055200215, 121055200043, 121055200218, 121055200104, 121055200217, 121055200044, 121055200220, 121055200103, 121055200219, 121055200045, 121055200222, 121055200102, 121055200221, 121055200046, 121055200224, 121055200101, 121055200223, 121055200047, 121055200226, 121055200100, 121055200225, 121055200048, 121055200228, 121055200099, 121055200227, 121055200049, 121055200230, 121055200098, 121055200050, 121055200232, 121055200097, 121055200051, 121055200096, 121055200234, 121055200233, 121055200052, 121055200095, 121055200236, 121055200235, 121055200094, 121055200053, 121055200238, 121055200237, 121055200093, 121055200054, 121055200240, 121055200239, 121055200092, 121055200055, 121055200242, 121055200241, 121055200091, 121055200056, 121055200243, 121055200090, 121055200244, 121055200057, 121055200089, 121055200245, 121055200901, 121055200246, 121055200904, 121055200058, 121055200088, 121055200247, 121055200087, 121055200248, 121055200059, 121055200086, 121055200249, 121055200060, 121055200085, 121055200250, 121055200251, 121055200061, 121055200084, 121055200252, 121055200062, 121055200253, 121055200082, 121055200902, 121055200063, 121055200254, 121055290081, 121055200064, 121055290080, 121055200255, 121055200065, 121055200079, 121055200066, 121055200909, 121055200077, 121055200067, 121055200903, 121055200076, 121055200068, 121055200075, 121055200069, 121055200074, 121055200070, 121055200072, 121055200071, 121055200141, 121055200008, 121055200140, 121055200009, 121055200910, 121055200139, 121055200010, 121055200138, 121055200149, 121055200011, 121055200137, 121055200012, 121055200013, 121055200136, 121055200150, 121055200014, 121055200073, 121055200006, 121055200004, 121055200142, 121055200143, 121055200005, 121055200004, 121055200144, 121055200003, 121055200145, 121055200002, 121055200146, 121055200001, 121055200148, 121055200147, 121055200005, 121055200127, 121055200128, 121055200908, 121055200229, 121055200231

Treasure Island Parcels

Parcel number for all parcels begins with 12105, then the seven digit taxlot number as labelled on the parcel

