

After Recording Return to:
Hugh Lewis
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FIRST AMENDMENT TO DECLARATION
FOR STATE STREET TOWNHOMES CONDOMINIUM

PURPOSE: TO EXERCISE DEVELOPMENT RIGHT
TO ADD ADDITIONAL PHASE

THIS AMENDMENT is made this 20th day of September, 1995, by HOPE ISLAND LTD., a ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant executed certain Condominium Instruments establishing STATE STREET TOWNHOMES CONDOMINIUM in the City of La Conner, Washington and caused the Declaration to be recorded in the land records of Skagit County, Washington, at Auditor's File No. 9501240050, in book 1408, pages 415-473 along with a Survey Map and Plans, which were contemporaneously recorded at Auditor's File No. 9501240049 in Volume 16 of plats at pages 17-19; which Declaration has not been previously amended;

WHEREAS, pursuant to RCW 64.34.236 and Sections 3.3.2 and 17.6 of the Declaration, the Declarant may unilaterally amend the Condominium Instruments from time to time to exercise Development Rights; and

WHEREAS, in Section 3.3.1 of the Declaration, the Declarant reserved Development Rights to develop the Condominium in up to three "Phases" by adding improvements to the Condominium and creating additional Units, Common Elements, or Limited Common Elements within the real property included in the Condominium; and

WHEREAS, the Declarant now wishes to exercise one or more of such Development Rights and has created additional improvements, Units, Common Elements, and Limited Common Elements as more particularly described below, all for the purpose of creating a final Phase of Development, known as "Phase 2", consisting of five (5) additional Units, in Buildings 2 and 3, with additional parking spaces, as described in Section 3.3.1 of the Declaration (which contemplated adding these Units, Buildings and parking spaces in two separate phases - the Declarant has opted to complete the Condominium in this final Phase 2).

NOW, THEREFORE, pursuant to and in compliance with Section 3.3.2 of the Declaration and RCW 64.34.236, the Declarant hereby amends the following Sections of the Declaration, as follows:

1.2.1 Reference to First Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington a First Amendment to the Survey Map and Condominium plans, showing the location and dimensions of the new Units and other improvements constructed or contemplated to be constructed for Phase 2 of this Condominium, together with other information required

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by the Condominium Act; this First Amendment to the Survey Map and Plans is recorded at Auditor's File No. 95092800 40 in Volume 16 of Condominiums, at pages 76-79 among the land records of Skagit County, Washington, on September 28, 1995.

3.1 Land and Street Address.

The land on which the buildings and improvements of this Condominium are located is situated at 401 - 413 State Street, La Conner, Skagit County, Washington, and is more particularly described in Exhibit "A" to the Declaration.

3.2 Buildings.

The Condominium presently contains three (3) buildings containing Units, all of which are depicted on the Survey Map and Plans.

3.3 Development Rights.

3.3.1 Description.

(No change.)

4.1.1 Number of Units Following Amendment. The Condominium contains seven (7) Units. The location of existing Units within the buildings and their dimensions are shown on the Condominium Survey Map and Plans, as amended. The First Amendment to Exhibit B to the Declaration attached hereto contains a list of all Units, their identifying numbers, location, style and the Allocated Interests appurtenant to each Unit. The Allocated Interests have been reallocated among all Units in accordance with Section 3.3.2 of the Declaration and with RCW 64.34.236(l).

5.6 Parking Spaces.

The Condominium contains a total of sixteen (16) parking spaces, which are described with particularity on the attached First Amendment to Exhibit C to the Declaration. (The rest of this Section is unaffected by this Amendment.)

6.1 Limited Common Elements.

(No Change.)

20. Certificate of Completion of All Units

Declarant hereby certifies, pursuant to RCW 64.34.200(2), that all structural components and mechanical systems of all buildings containing or comprising any Units in the Condominium, including the Units added by this Amendment, are substantially completed.

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____ Exhibits.

Attached hereto is the First Amendment to Exhibit B to the Declaration, along with the First Amendment to Exhibit C to the Declaration.

EXCEPT as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first written above.

DECLARANT:
HOPE ISLAND LTD.

BY: Thomas M. Spencer

Its Pres

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Thomas M. Spencer is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and acknowledged it as the President of the Declarant, HOPE ISLAND LTD. to be free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: Sept. 20, 1995.



[Signature]
NOTARY PUBLIC in and for the State of Washington. My commission expires: 6-26-98

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FIRST AMENDMENT TO EXHIBIT "B"

TO DECLARATION FOR STATE STREET TOWNHOMES CONDOMINIUM

Unit No.	Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Level(s) in Building	Type of Heat	Limited Common Elements**	Allocated Interest*
401	1,163	3	2 1/2	1	1 & 2	gas	Porch, deck, garden, garage	14.28571%
401-1/2	1,162	3	2 1/2	1	1 & 2	gas	Porch, deck, garden, garage	14.28571%
402	1,172	3	2 1/2	1	1 & 2	gas	Porch, deck, garden, garage	14.28571%
403	1,170	3	2 1/2	1	1 & 2	gas	Porch, deck, garden, garage	14.28571%
404	1,172	3	2 1/2	1	1 & 2	gas	Porch, deck, garden, garage	14.28571%
405	1,183	3	2 1/2	1	1 & 2	gas	Porch, deck, garden, garage	14.28571%
413	1,169	3	2 1/2	1	1 & 2	gas	Porch, deck, garden, garage	14.28571%
Total	8,191							100.00%

* Allocated interests are the percentages of undivided interests in the Common Elements, fractional liability for the Common Expenses of the Association, and portions of the votes in the Association, allocated to each Unit under Section 5.3, 7.4.2, and 10.6 of the Declaration, pursuant to RCW 64.34.224(1).

** Items listed are Limited Common Elements permanently assigned to their respective Units as identified above, pursuant to Section 6.1 of the Declaration. Limited Common Element parking spaces, if any, assigned to the Units, appear on Exhibit C to this Declaration.

FIRST AMENDMENT TO EXHIBIT "C"
TO DECLARATION FOR STATE STREET TOWNHOMES CONDOMINIUM
ASSIGNMENT, IDENTIFICATION AND DESCRIPTION OF PARKING SPACES

<u>Parking Space No.</u>	<u>Description*</u>	<u>Unit Assignment**</u>
P1	E	401
P2	U	401
P3	E	401-1/2
P4	U	401-1/2
P5	U	401-1/2
P6	U	401
P7	U	402
P8	E	402
P9	U	404
P10	E	404
P11	U	403
P12	E	403
P13	U	405
P14	E	405
P15	U	413
P16	E	413

* U - uncovered (open); E = enclosed (garage)

** All parking spaces depicted on the Survey Map and Plans are assigned as Limited Common Elements to Units as indicated above on this Exhibit.