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Filed for Record at the request of
and After Recording Return to:

COURTENAY D. BABCOCK
Courtenay D. Babcock & Associates
435 Martin Street, Suite 1010
P.O. Box 3027
Blaine, WA 98231-3027

KATHY HILL
SKAGIT COUNTY AUDITOR

96 JUL 11 P3:57

RECORDED 01 FILED
REQUEST BY Kathy Bishop

9607110067

FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

(Adding Road Improvements, Maintenance)

THIS FIRST AMENDMENT ("Amendment") is made as of the 17th day of June, 1996 by the owners of that certain real property in Skagit County, Washington, described in the Declaration of Covenants, Conditions, Restrictions, Easements and Road Maintenance Agreement dated September 21, 1989, and recorded in Skagit County Records' office as Document No. 8909270044 at Volume 845, pages 145 et seq, of Records (hereinafter, the "CC&R's").

Said CC&R's provide that they may be amended by an instrument signed by not less than eighty (80%) percent of the lot owners. Therefore, since there are nine (9) lots, the undersigned owners of no less than eight (8) lots (constituting more than eighty (80%) percent of the lot owners) hereby amend the CC&R's as follows.

1. The "road easement" as defined in Paragraph I of the CC&R's and described in Exhibits "C" and "D" thereof shall be paved, an electronic gate shall be installed and ditching shall be improved for a cost not to exceed the cost summary which is attached hereto, marked Exhibit "A" and incorporated herein by reference. Such owners of each lot , except for Parcel P-9, shall pay one-eighth (1/8th) of the cost of the improvements, not to exceed one-eighth (1/8) of the maximum amount set fourth in Exhibit "A". Said payment shall made by each of said lot owners within seven (7) days of the execution of this Amendment by the last of the signatories required to make this Amendment effective.

2. The owner of each lot shall be personally responsible to pay for any and all damage caused to the above-described road improvements as a result of negligence or the misuse of the improvements by such owner, his guests or invitees. Misuse is hereby defined as any use of the improvements by any vehicle with treads or heavier than normal passenger vehicles. **9607110067**

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3. The undersigned hereby establish a budget for the maintenance costs for said improvements for the first year as One Hundred (\$100.00) Dollars per lot. This amount shall be paid into a maintenance account on or before July 1, 1996 or within seven (7) days after the execution of this Amendment by the last of the required eight (8) signatories. In the event any assessment for maintenance is not paid by a lot owner, the unpaid assessment shall be paid in accordance with Paragraph IV of the CC&R's.

4. If any lot owner shall fail to make the payment due under the terms of this Amendment, the lot owner or owners to whom such payment is due shall have a lien against the lot of the delinquent owner for the unpaid amount and the costs (including recording fees, title costs, court costs and attorneys' fees) of collecting the delinquent amount, together with interest upon the unpaid amount, from the date of the delinquency until paid at the rate of nine (9%) percent per annum. Any owner entitled to such lien may file for record in the office of the County Recorder of Skagit County, Washington, a Claim of Lien , signed and verified by said owner, which shall contain at least a statement of the unpaid amount, a description identifying how the amount is delinquent and the name of the owner or reputed owner of the lot for which the amount is delinquent. Such Claim of Lien shall be effective to establish the lien which shall be prior and superior to any right , title interest lien or claim which may be acquired or attached to said property subsequent to the time of filing such Claim. Such lien shall be for the use and benefit of the lot owner entitled to receive the delinquent payment and may be enforced and foreclosed in a suit or action brought by such owner in any court of competent jurisdiction in the same manner as if the amount of such lien had been evidenced by the promissory note of the delinquent owner and as if such note were secured by a real estate mortgage upon the lot owned by the delinquent owner.

5. Notwithstanding the provisions of Paragraph VI of the CC&R's, the lien herein provided for shall be prior to the lien of any first mortgage or Deed of Trust placed of record subsequent to the date of the filing of the Claim of Lien, as provided herein, and any such subsequent mortgage or Deed of Trust shall be subordinate to the Claim of Lien.

6. Each of the undersigned signatories hereby represent and warrant to each of the other undersigned owners that the undersigned is the owner of a lot covered by the CC&R's and has full authority to execute this Amendment to the CC&R's with respect to such lot.

7. Except as expressly provided to the contrary herein, all other provisions of the CC&R's shall remain in full force and effect.

COST SUMMARY FOR PACIFIC RIM DRIVE

Wilder - Construct asphalt road	\$27,418.30
Harris Gate Co. - Install phone entry gate (including columns and electrical conduit)	\$7,217.21
Puget Power - Extend power and phone for gate	\$4,186.45
Tom Buggia - Trencing for power and phone for gate	\$3,773.00
Tom Buggia - Clean ditches (estimate - billed by the hour)	\$1,034.88
Miscellaneous:	
- Wire gate (estimate)	\$350.00
- Install common mail box pad (estimate)	\$200.00
	<hr/>
Total Cost	\$44,179.84
Cost Per Owner (8)	<hr/>
	\$5,522.48

EXHIBIT "A"

9607110067

BK1566PG0096

DATED this 3rd day of July, 1996.

Randy Bishop
PROPERTY OWNER (signature)
Print Name: Randy Bishop

PROPERTY OWNER (signature)
Print Name: _____

By _____, Title _____

[Individual Attestation]

STATE OF WA }
COUNTY OF WHATCOM } ss.

I certify that I know or have satisfactory evidence that RANDALL BISHOP is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated: July 3, 1996

Regina A. Teer
NOTARY PUBLIC in and for the
State of WA
Printed Name REGINA A. TEER
My commission expires: 2-28-97

[Corporate Attestation]

STATE OF _____ }
COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____, a _____ corporation/limited liability company/partnership, to be his/her free and voluntary act of such corporation/limited liability company/partnership for the uses and purpose mentioned in the instrument.

Dated: _____

NOTARY PUBLIC in and for the
State of _____
Printed Name _____
My commission expires: _____

DATED this 3rd day of July, 1996.

Claude B. Oliver
PROPERTY OWNER (signature)
Print Name: Claude B. Oliver

PROPERTY OWNER (signature)
Print Name: _____

By _____, Title _____

[Individual Attestation]

STATE OF WA }
COUNTY OF WHATCOM } ss.

I certify that I know or have satisfactory evidence that CLAUDE OLIVER is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated: July 3, 1996

Loren A. Fear
NOTARY PUBLIC in and for the
State of WA
Printed Name LYNN J. FEAR
My commission expires: 2-28-97

[Corporate Attestation]

STATE OF _____ }
COUNTY OF _____ } ss.

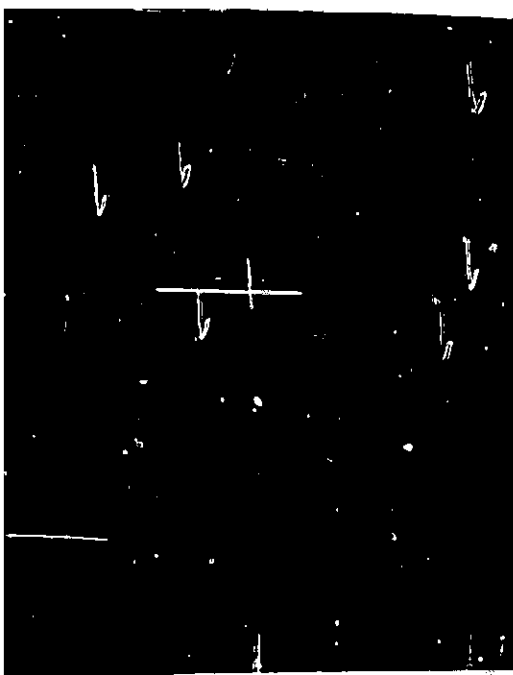
I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____, a _____ corporation/limited liability company/partnership, to be his/her free and voluntary act of such corporation/limited liability company/partnership for the uses and purpose mentioned in the instrument.

Dated: _____

NOTARY PUBLIC in and for the
State of _____
Printed Name _____
My commission expires: _____

9607110067

BK1566PG0098



DATED this 7 day of July, 1996.

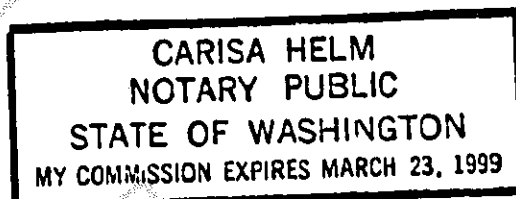
[Signature]
PROPERTY OWNER (signature)
Print Name: MICHAEL E. MATTHEWS

PROPERTY OWNER (signature)
Print Name: _____

By _____, Title _____

[Individual Attestation]

STATE OF Washington }
COUNTY OF Whatcom } ss.



I certify that I know or have satisfactory evidence that Michael Matthews is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated: 7-3-96

[Signature]
NOTARY PUBLIC in and for the
State of Washington
Printed Name Carisa Helm
My commission expires: 3-23-99

[Corporate Attestation]

STATE OF _____ }
COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____, a _____ corporation/limited liability company/partnership, to be his/her free and voluntary act of such corporation/limited liability company/partnership for the uses and purpose mentioned in the instrument.

Dated: _____

NOTARY PUBLIC in and for the
State of _____
Printed Name _____
My commission expires: _____

DATED this 3 day of JUL, 1996.

PROPERTY OWNER (signature)

Print Name: Douglas G Hilt

PROPERTY OWNER (signature)

Print Name: _____

By

Title

[Individual Attestation]

STATE OF WA.

COUNTY OF WHATCOM } ss.

I certify that I know or have satisfactory evidence that Douglas G. Hilty is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated:

7-3-96

NOTARY PUBLIC in and for the

State of

Printed Name LYNN J TEW

My commission expires: 2-28-92

[Corporate Attestation]

STATE OF

COUNTY OF _____ } 53

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____, a _____ corporation/limited liability company/partnership, to be his/her free and voluntary act of such corporation/limited liability company/partnership for the uses and purpose mentioned in the instrument.

Dated:

NOTARY PUBLIC in and for the

State of

Printed Name _____

My commission expires:

9607110067

BK 1566 PG 0100

DATED this 30 day of July, 1996.

Kerry Smallwood
PROPERTY OWNER (signature)

Print Name: Kerry Smallwood

PROPERTY OWNER (signature)

Print Name: _____

By _____, Title _____

[Individual Attestation]

STATE OF WA

COUNTY OF WHATCOM

} ss.

I certify that I know or have satisfactory evidence that KERRY SMALLWOOD is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated: July 3, 1996

Lynn J. Tew
NOTARY PUBLIC in and for the

State of WA

Printed Name LYNN J. TEW

My commission expires: 2-28-97

[Corporate Attestation]

STATE OF _____

COUNTY OF _____

} ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____, a _____ corporation/limited liability company/partnership, to be his/her free and voluntary act of such corporation/limited liability company/partnership for the uses and purpose mentioned in the instrument.

Dated: _____

NOTARY PUBLIC in and for the

State of _____

Printed Name _____

My commission expires: _____

DATED this 6th day of July, 1996.

Cary Ellison
PROPERTY OWNER (signature)
Print Name: Cary Ellison

PROPERTY OWNER (signature)
Print Name: _____

Ellison-Brady Investments:

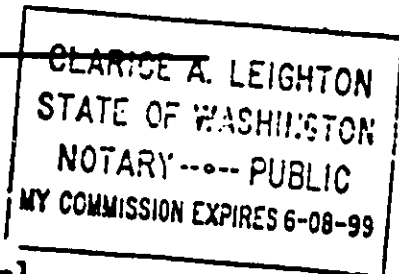
By Cary Ellison
General Partner, Title

[Individual Attestation]

STATE OF Washington }
COUNTY OF Whatcom } ss.

I certify that I know or have satisfactory evidence that Cary Ellison is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated: 7-6-96



Clarice A. Leighton
NOTARY PUBLIC in and for the
State of Washington
Printed Name Clarice A. Leighton
My commission expires: 6-8-99

[Corporate Attestation]

STATE OF _____ }
COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____, a _____ corporation/limited liability company/partnership, to be his/her free and voluntary act of such corporation/limited liability company/partnership for the uses and purpose mentioned in the instrument.

Dated: _____

NOTARY PUBLIC in and for the
State of _____
Printed Name _____
My commission expires: _____

DATED this 5th day of July, 1996.

PROPERTY OWNER (signature)

Print Name:

BARRY M. MEUSE

PROPERTY OWNER (signature)

Print Name:

By

, Title

[Individual Attestation]

STATE OF Virginia }
COUNTY OF Fairfax } ss.

I certify that I know or have satisfactory evidence that Barry Meuse is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated: 7/5/96

NOTARY PUBLIC in and for the
State of Virginia

Printed Name Reginald Chandler

My commission expires: 9/14/2000

[Corporate Attestation]

STATE OF _____ }
COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____, a _____ corporation/limited liability company/partnership, to be his/her free and voluntary act of such corporation/limited liability company/partnership for the uses and purpose mentioned in the instrument.

Dated: _____

NOTARY PUBLIC in and for the
State of _____

Printed Name _____

My commission expires: _____

DATED this 3 day of July, 1996.

Frank Imhof
PROPERTY OWNER (signature)
Print Name: Frank Imhof

Patti Imhof
PROPERTY OWNER (signature)
Print Name: Patti Imhof

By _____, Title _____

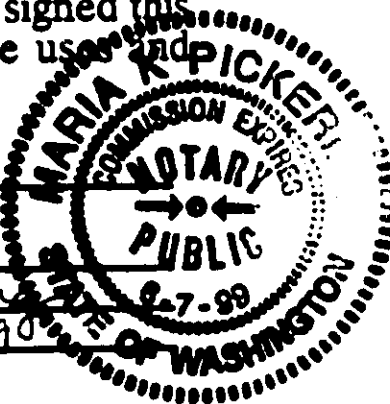
[Individual Attestation]

STATE OF Washington }
COUNTY OF Whatcom } ss.

I certify that I know or have satisfactory evidence that Frank Imhof & Patti Imhof is are the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purpose mentioned in the instrument.

Dated: July 3, 1996

Maria Pickering
NOTARY PUBLIC in and for the
State of Washington
Printed Name Maria Pickering
My commission expires: 6-7-99



[Corporate Attestation]

STATE OF _____ }
COUNTY OF _____ } ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of _____, a _____ corporation/limited liability company/partnership, to be his/her free and voluntary act of such corporation/limited liability company/partnership for the uses and purpose mentioned in the instrument.

Dated: _____

NOTARY PUBLIC in and for the
State of _____
Printed Name _____
My commission expires: _____