



200304020109

Skagit County Auditor

4/2/2003 Page

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6 2:14PM

After Recording Return to:

CHESTER T. LACKEY
BELCHER, SWANSON, LACKEY, DORAN,
LEWIS & ROBERTSON, P.L.L.C.
900 DUPONT STREET
BELLINGHAM, WA 98225-3105

Document Title:	Sixth Amendment to Condominium Declaration
Grantor:	Genesis Developments, L.L.C., a Montana Limited Liability Company
Grantee:	Alpine Fairway Villa Condominium Owner's Association
Legal Description:	Lot 7, "Replat of Tract 202 and Lot 67 Alpine Fairway Villa", as per plat recorded in Volume 17 of Plats, Pages 32 and 33, records of Skagit County, Washington.
Tax Parcel ID#:	4723-000-007-0100; 0200 :& 0300

SIXTH AMENDMENT TO CONDOMINIUM DECLARATION FOR ALPINE FAIRWAY VILLA CONDOMINIUM

THIS SIXTH AMENDMENT to the Declaration and Covenants, Conditions, Restrictions and Reservations for Alpine Fairway Villa Condominium ("Declaration") is made by the undersigned Declarant, GENESIS DEVELOPMENTS, L.L.C., to the Declaration and the First, Second, Third, Fourth and Fifth Amendments to the Declaration.

1. Declaration. The Declaration was recorded with the Auditor of Skagit County under Auditor's File No. 9905260007, and was amended to add four (4) additional units by instrument recorded under Skagit County Auditor's File No. 19991203105, and was amended a second time to add four (4) additional units by instrument recorded under Skagit County Auditor's File No. 200007210061, and rerecorded Skagit County Auditor's File No. 200012130024, and was amended a third time to add two (2) additional units by instrument recorded under Skagit County Auditor's File No. 200012260127, and re-recorded under Skagit County Auditor's File No. 200101120079, and was amended a fourth time to add two (2) additional units by instrument recorded under Skagit County Auditor's File No. 200107230105, and was amended a fifth time to add two additional units by instrument recorded under Skagit County Auditor's File No. 200202140093.

2. Purpose of Sixth Amendment. The purpose of this Sixth Amendment is to add a seventh and final phase to the Alpine Fairway Villa Condominium pursuant to Article 21.1 of the Declaration.

3. Legal Description for Phase VII. The real estate described in Exhibit "A" which is attached hereto and incorporated herein, is hereby designated as Phase VII of Alpine Fairway Villa Condominium and is hereby subjected to the provisions of the Washington Condominium Act (RCW 64.34).

4. Reference to Survey Map and Plans. The survey map and plans of Phase VII were filed with the Auditor of Skagit County, Washington simultaneous with the recording of this Sixth Amendment to the Declaration for Alpine Fairway Villa Condominium under file number 200304020108.

5. Units Created. This Sixth Amendment establishes Phase VII of Alpine Fairway Villa Condominium which consists of three (3) units. Phases I, II, III, IV, V, VI, and VII taken together constitute a total of twenty-one (21) units.

6. Description of Units in Phase VII. Phase VII contains Unit Numbers A-2, B-1 and B-2 in a two-story building. The building is wood frame construction. One of the units is two-stories, and two of the units are one-story, constructed on a foundation. The approximate square footage, number of bathrooms, number of bedrooms, number of levels, number of built-in fireplaces and uncovered parking spaces per unit is described in Exhibit "B", which is by this reference incorporated herein.

7. Allocation of Undivided Interest Votes and Expenses. As a result of this Sixth Amendment, the percentage of undivided interest in the common elements, the expenses of the association and the votes in the association are reassigned to each unit as follows:

2A	4.76%
2D	4.76%
6C	4.76%
6D	4.76%
3A	4.76%
3D	4.76%
9A	4.76%
9D	4.76%
4B	4.76%
4C	4.76%
5B	4.76%
5C	4.76%
1A	4.76%
1D	4.76%
10A	4.76%
10D	4.76%
8A	4.76%
8D	4.76%
A2	4.76%
B1	4.76%
B2	4.76%



8. Private Road Parking. The private road, known as "Alpine View Place" was dedicated to the Eaglemont Homeowners Association. This road includes certain parking areas for common use of all condominium units within the Plat of Alpine Fairway Villa. Alpine View Place is a dead-end road and, therefore, to enhance ease of use and parking stalls have been constructed at an angle. These parking stalls are within the roadway portion of Alpine View Place and locate partially on Lot 7 of the Plat of Alpine Fairway Villa. To the extent that the parking stalls designated as 5, 6, 7 and 8 in the Survey Maps and Plans encroach on Lot 7 of the Plat of Alpine Fairway Villa, the Declarant hereby grants an easement to the Alpine Fairway Villa Condominium Association for the purpose of allowing the above-described parking stalls.

9. Effect of Amendment. The effect of this Sixth Amendment is to incorporate Phase VII into the Alpine Fairway Villa Condominium. Except as provided in the First, Second, Third, Fourth, Fifth and Sixth Amendments, the Declaration shall remain in full force and effect, and shall in all respects be applied to the real property described in Exhibit "A".

THE PARTIES HAVE SIGNED this Declaration on the 7 day of ~~February~~, 2003.
March

GENESIS DEVELOPMENTS, LLC

By: [Signature]
DAVID J. CLARK, Member

By: [Signature]
BRENDA J. CLARK, Member

Attested by:

[Signature]
EDWARD YOUNG, Secretary of Alpine Fairway
Villa Condominium Owner's Association



STATE OF MONTANA

COUNTY OF FLATHEAD

On this 7th day of March, 2003, before me personally appeared DAVID J. CLARK and BRENDA J. CLARK, to me known to be the Members of the company that executed the within and foregoing instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Helen R Jackson
Notary Public State of Montana

STATE OF WASHINGTON

COUNTY OF SKAGIT

March 19, 2003

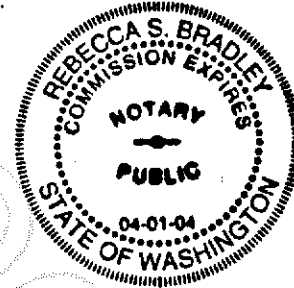
Helen R. Jackson
NOTARY PUBLIC for the State of Montana
Residing at Kalispell, Montana
My Commission Expires March 19, 2003

On this 14th day of March, 2003, before me personally appeared ED YOUNG, to me known to be the Secretary of the corporation that executed the within and foregoing instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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

R. J. Buckley
Notary Public in and for the State of Washington,
residing at Bellingham.
My Commission Expires: 7-1-04

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Skagit County Auditor

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 7, "Replat of Tract 202 and Lot 67 Alpine Fairway Villa", as per plat recorded in Volume 17 of Plats, Pages 32 and 33, records of Skagit County, Washington.

Said Lot 7 is restated on "Survey Map and Plans for Alpine Fairway Villa Condominiums, Phase 1", recorded in Volume 17 of Plats, Pages 67 to 71, inclusive, records of Skagit County, Washington, according to the Declaration thereof recorded under Skagit County Auditor's File No. 9905260007.

Together with a non-exclusive easement over, across and under Alpine View Place (a private road), as delineated on the face of said plat.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

TO SIXTH AMENDMENT TO COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR ALPINE FAIRWAY VILLA CONDOMINIUM

UNIT NUMBER	SQUARE FOOTAGE	NUMBER OF BATHROOMS	NUMBER OF BEDROOMS	LEVEL	NUMBER OF BUILT-IN FIREPLACES	COVERED PARKING SPACES PER UNIT
2A	2,578	3	5	2	1	2
2D	2,455	3	3	2	1	2
6C	2,130	2.5	4	2	1	2
6D	2,136	2.5	4	2	1	2
3A	1,736	2	3	1	1	2
3D	1,422	2	2	1	1	2
9A	1,736	2	3	1	1	2
9D	1,423	2	2	1	1	2
4B	1,696	2	3	2	1	2
4C	1,681	3.5	3	2	1	2
5B	1,538	2	2	2	1	2
5C	1,534	2	2	2	1	2
1A	3,354	3	2	2	1	2
1D	2,815	2	2	2	1	2
10A	1,736	2	3	1	1	2
10D	1,896	2	3	1	1	2
8A	1,749	2	3	1	1	2
8D	1,928	2	3	1	1	2
A2	2,093	3	3	2	1	2
B1	1,615	2	2	1	1	2
B2	1,807	2	3	1	1	2

