

AFTER RECORDING RETURN TO:
HUGH LEWIS, ATTORNEY AT LAW, P.C.
114 W. MAGNOLIA ST., SUITE 414
BELLINGHAM, WA 98225



200307310168

Skagit County Auditor

7/31/2003 Page

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2 12:07PM

TITLE OF DOCUMENT:

SECOND AMENDMENT TO DECLARATION OF AGE
RESTRICTIVE COVENANT

AF# OF AFFECTED DOCUMENT:

AF # 20009120118

GRANTOR:

THE GREAT AMERICAN DREAM, INC., dba
LANDMARK BUILDING & DEVELOPMENT

GRANTEE:

THE GENERAL PUBLIC

ABBREV. LEGAL DESCRIPTION:

LOTS 11 - 32 PLAT TJ TOWNHOUSES, AF #
200011300053

TAX PARCEL NOS.

P117598; P117599; P117600; P117601; P117602
P117603; P117604; P117605; P117606; P117607; P117608
P117609; P117610; P117611; P117612; P117613; P117614;
P117615; P117616; P117617; P117618; P117619

**SECOND AMENDMENT TO DECLARATION OF AGE-RESTRICTIVE COVENANTS
FOR TJ TOWNHOUSES**

PURPOSE: TO ABANDON AGE-RESTRICTIVE COVENANTS

THIS AMENDMENT is made this 28 day of JULY, 2003, by THE GREAT
AMERICAN DREAM, INC., dba LANDMARK BUILDING & DEVELOPMENT ("Declarant"), the Owner
of the Lots affected hereby.

WITNESSETH THAT:

WHEREAS, a certain Declaration of Covenants (the "Covenants") was recorded by Pasquale ("Pat")
Senatore at Auditor's File No. 20009120118 among the land records of Skagit County, Washington; the
Covenants purported to generally restrict occupancy of Lots 1 - 35, Plat of TJ Townhouses ("the
Subdivision") to persons over 55 years of age. The Covenants were subsequently amended by an instrument
recorded by Pasquale Senatore at Auditor's File No. 200103270101; this amendment exempted Lots 34 and
35, Plat of TJ Townhouses from the effect of the Covenants.

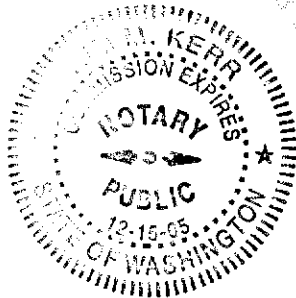
WHEREAS, the Covenants appear to have been recorded principally to avoid the payment of City of Mount Vernon School Impact Fees chargeable against the Lots in the Subdivision, but the Covenants also appear to lack adherence to the requirements of Public Law 100-430, September 13, 1988, now codified at 42 U.S.C. § 3607(b)(2)(B), and with regulations later promulgated by the Secretary of HUD thereunder; and.

WHEREAS, Declarant has purchased Lots 11 through 32, inclusive, Plat of TJ Townhouses, and is willing to pay City of Mount Vernon School Impact Fees chargeable against those Lots.

NOW, THEREFORE, the Declarant hereby abandons the Age-Restrictive Covenants with respect to the following parcels of real property:

Lots 11 through 32, inclusive, TJ Townhouses, as per Plat recorded at Auditor's File No. 200011300053

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first written above, and confirms that only the Age-Restrictive Covenants are affected by this Amendment.



THE GREAT AMERICAN DREAM, INC., a Washington Corporation dba LANDMARK BUILDING & DEVELOPMENT

By: [Signature]
JOHN ELLIS, Its President

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that JOHN ELLIS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of the Declarant, THE GREAT AMERICAN DREAM, INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: July 28th, 2003.

Kerr M. Kerr
NOTARY PUBLIC for the State of
Washington. My Commission
expires 12/15/05



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Skagit County Auditor