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200401220062

Skagit County Auditor

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CHICAGO TITLE AE9705

DOCUMENT TITLE: SUPPLEMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS

REFERENCE NUMBER OF RELATED DOCUMENT: 200401220061

GRANTORS: KEVIN P. WELCH and JENNY WELCH, husband and wife

GRANTEE: THE POINTE HOMEOWNERS ASSOCIATION

ABBREVIATED LEGAL DESCRIPTION: PTN OF TRACT 4, SP10-89

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) ____ OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER(S): P32596

SUPPLEMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS

This document supplements the Covenants, Conditions and Restrictions (CC&Rs) filed by Kevin P. Welch and Jenny Welch, husband and wife, as to themselves, their heirs, successors and assigns, ("Grantors") in favor of the Pointe Homeowners Association (the "Association") which are recorded under Skagit County Auditor's File No. 200401220061, and apply to the following described property:

Portion of Tract 10-89

which is more fully described on Exhibit A hereto.

A. The Association is conveying to Grantors by Quit Claim Deed certain real property of about 7,991 square feet which is described on Exhibits B and C hereto. The said real property shall be subject to all the terms and conditions of those above referenced CC&Rs recorded under Skagit County Auditor's File No. 200401220061.

B. The Association has further been requested to approve installation of a gate on the said real property, and does hereby grant approval for installation of a gate thereon in the form described on Exhibits D, E, and F hereto, subject, however, to the following changes and additions:

1. No chain link fence or chain link style fencing visible
2. Mature height vegetation will be planted at inception
3. All vegetation will be irrigated by/with a sprinkler system
4. No signs or graphics visible from the road or any lot
5. No security devices visible from road or any lot
6. Appropriate lighting will be installed

C. Any future changes/alterations in the area of the gate will require similar written approval of the Association's Board as the said area conveyed will remain subject to architectural control as provided in these Covenants.

Dated this 28th day of October, 2003.

THE POINT AT SAN JUAN
HOMEOWNERS ASSOCIATION


KEVIN P. WELCH

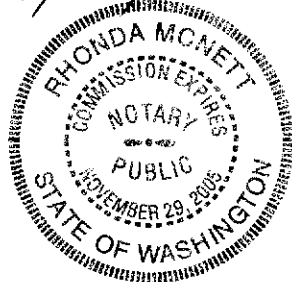
By: Michael K. Freeman
Its: PRESIDENT

Jenny Welch
JENNY WELCH

STATE OF WASHINGTON)
) *Shagit*) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that KEVIN P. WELCH is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10/28/, 2003.



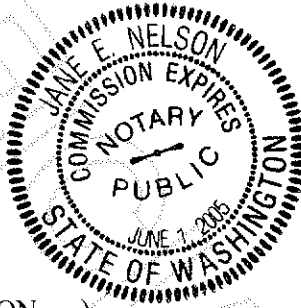
Rhonda McVitt
NOTARY PUBLIC in and for the
State of Washington. My
Commission expires 11/29/05
Residing at Asacayto, Wa.



STATE OF WASHINGTON)
 Skagit) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that JENNY WELCH is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10/28, 2003.

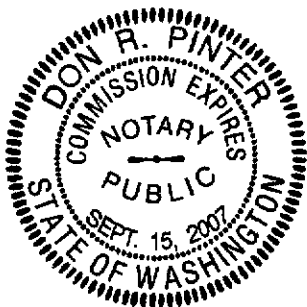


Jane E. Nelson
NOTARY PUBLIC in and for the
State of Washington. My
Commission expires 6/1/05.
Residing at ANACORTES.

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

ON THIS 21 day of OCTOBER, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MILWAELK, FRED to me known to be the PRESIDENT of The Pointe at San Juan Homeowners Association, and acknowledged the said 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 the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Don R. Pinter
NOTARY PUBLIC for the State
of Washington.
Commission expires: 9-15-07



EXHIBIT A

That portion of the Southwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, lying East of the Plat of the Pointe, Division No. 3, as per plat filed in Volume 14 of Plats, at pages 151, 152, and 153, records of Skagit County, Washington; said parcel being a portion of Lot 4 of Short Plat No. 10-89 as approved June 17, 1989, and recorded August 2, 1989, in Volume 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington



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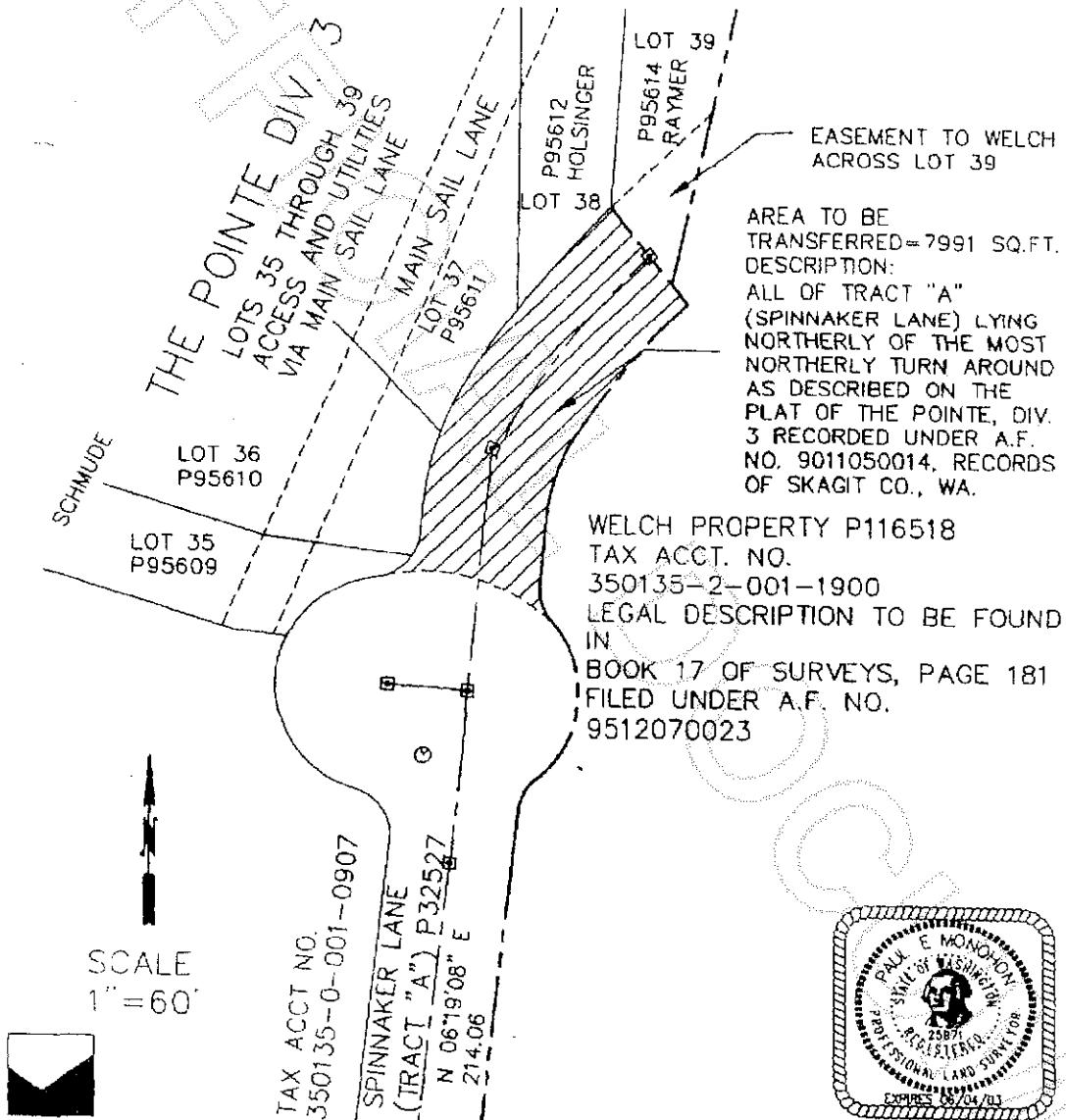
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EXHIBIT "B"

SUPPLEMENTAL DRAWING

DESCRIPTION: BOUNDARY LINE ADJUSTMENT FOR KEVIN WELCH BEFORE



SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006

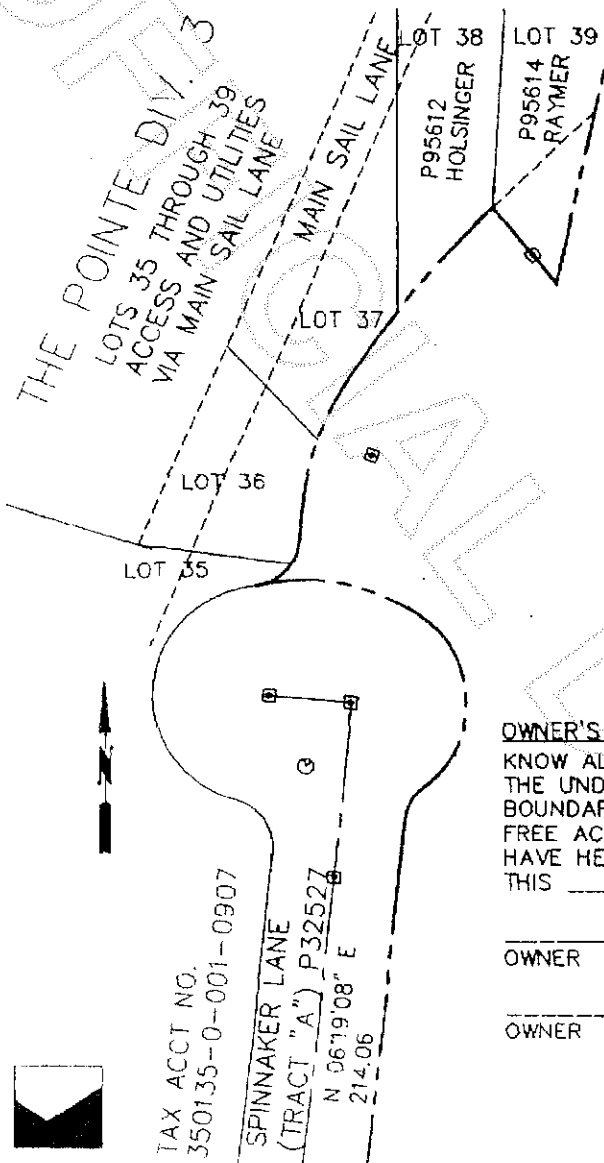


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EXHIBIT "C"

SUPPLEMENTAL DRAWING

DESCRIPTION: BOUNDARY LINE ADJUSTMENT FOR KEVIN WELCH AFTER



WELCH PROPERTY P116518
TAX ACCT. NO. 350135-2-001-1900
LEGAL DESCRIPTION TO BE FOUND IN
BOOK 17 OF SURVEYS, PAGE 181 FILED
UNDER A.F. NO. 9512070023
TOGETHER WITH:

ALL OF TRACT "A" (SPINNAKER LANE)
LYING NORTHERLY OF THE MOST
NORTHERLY TURN AROUND AS
DESCRIBED ON THE PLAT OF THE
POINTE, DIV. 3 RECORDED UNDER A.F.
NO. 9011050014, RECORDS OF SKAGIT
CO., WA.

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN
ACCORDANCE WITH SCC CHAPTER
14.18.700 ON

_____, 200__

SKAGIT COUNTY PLANNING AND
PERMIT CENTER

OWNER'S CONSENT

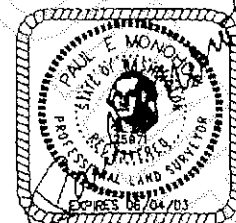
KNOW ALL MEN BY THESE PRESENTS THAT
THE UNDERSIGNED OWNERS CERTIFY THAT THE
BOUNDARY LINE ADJUSTMENT IS MADE AS A
FREE ACT AND DEED, IN WITNESS WHEREOF WE
HAVE HEREUNTO SET OUR HANDS AND SEALS
THIS ____ DAY OF _____, 200__

OWNER

OWNER

SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006



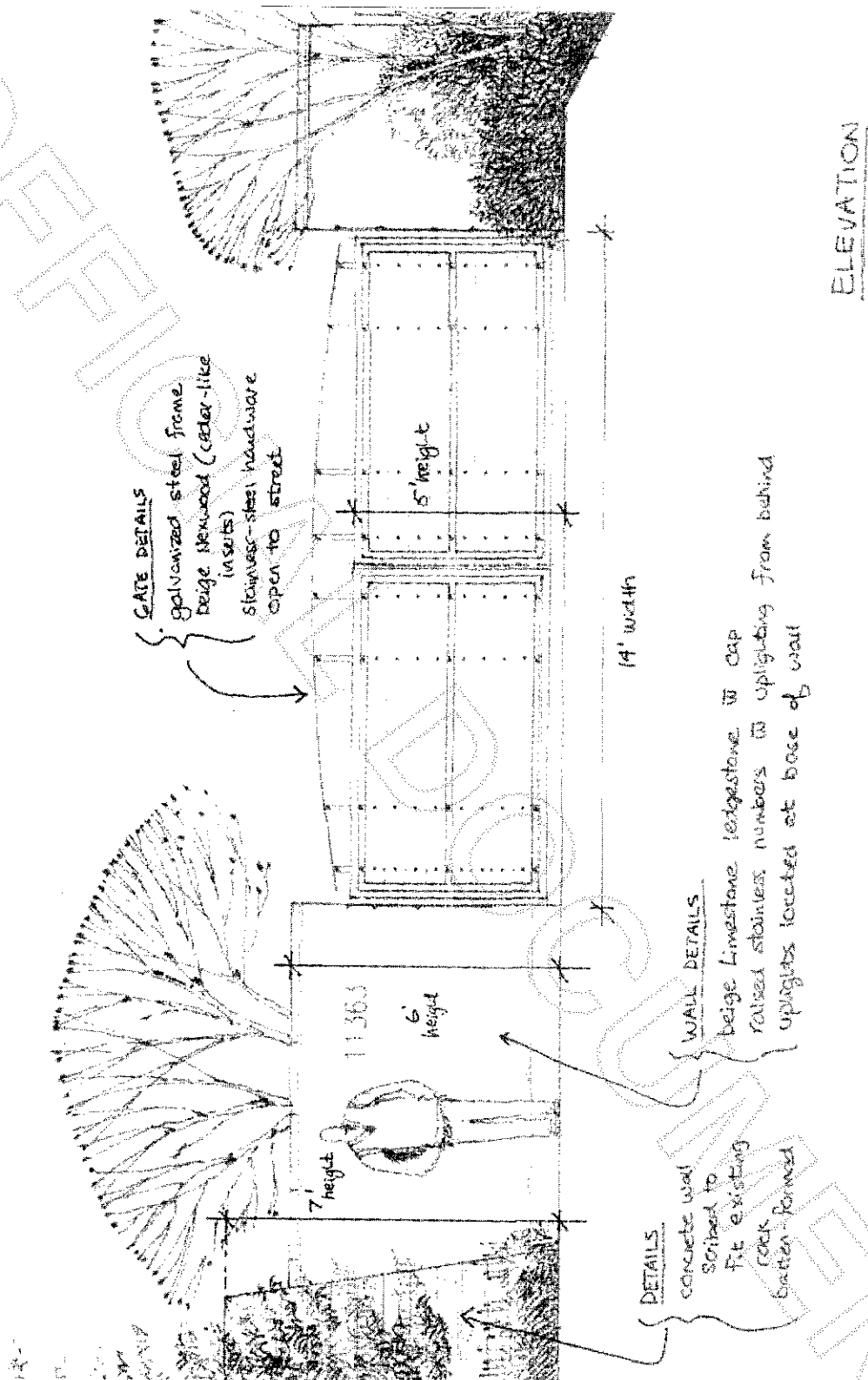
6/21/03



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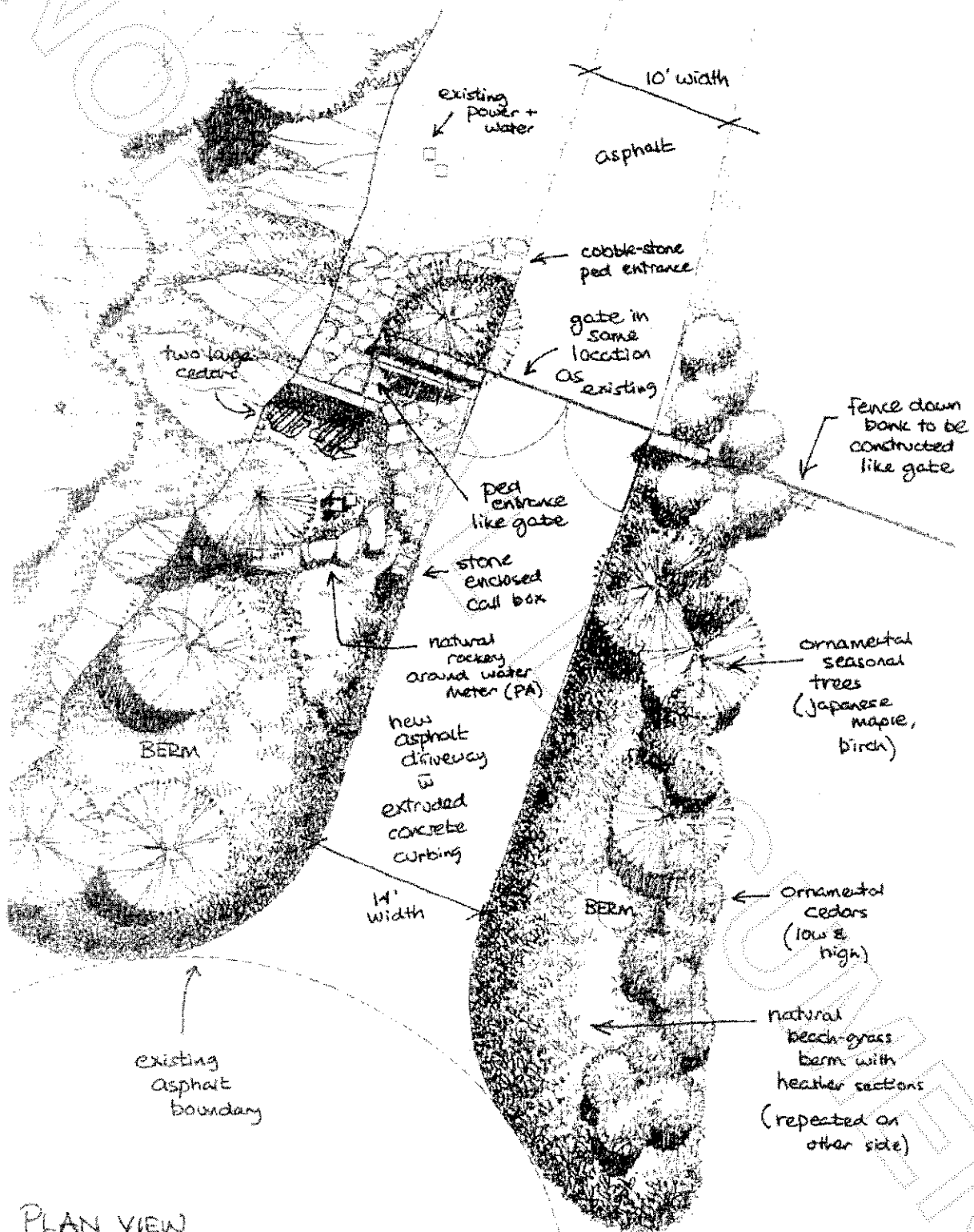
EXHIBIT "D"



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EXHIBIT "E"

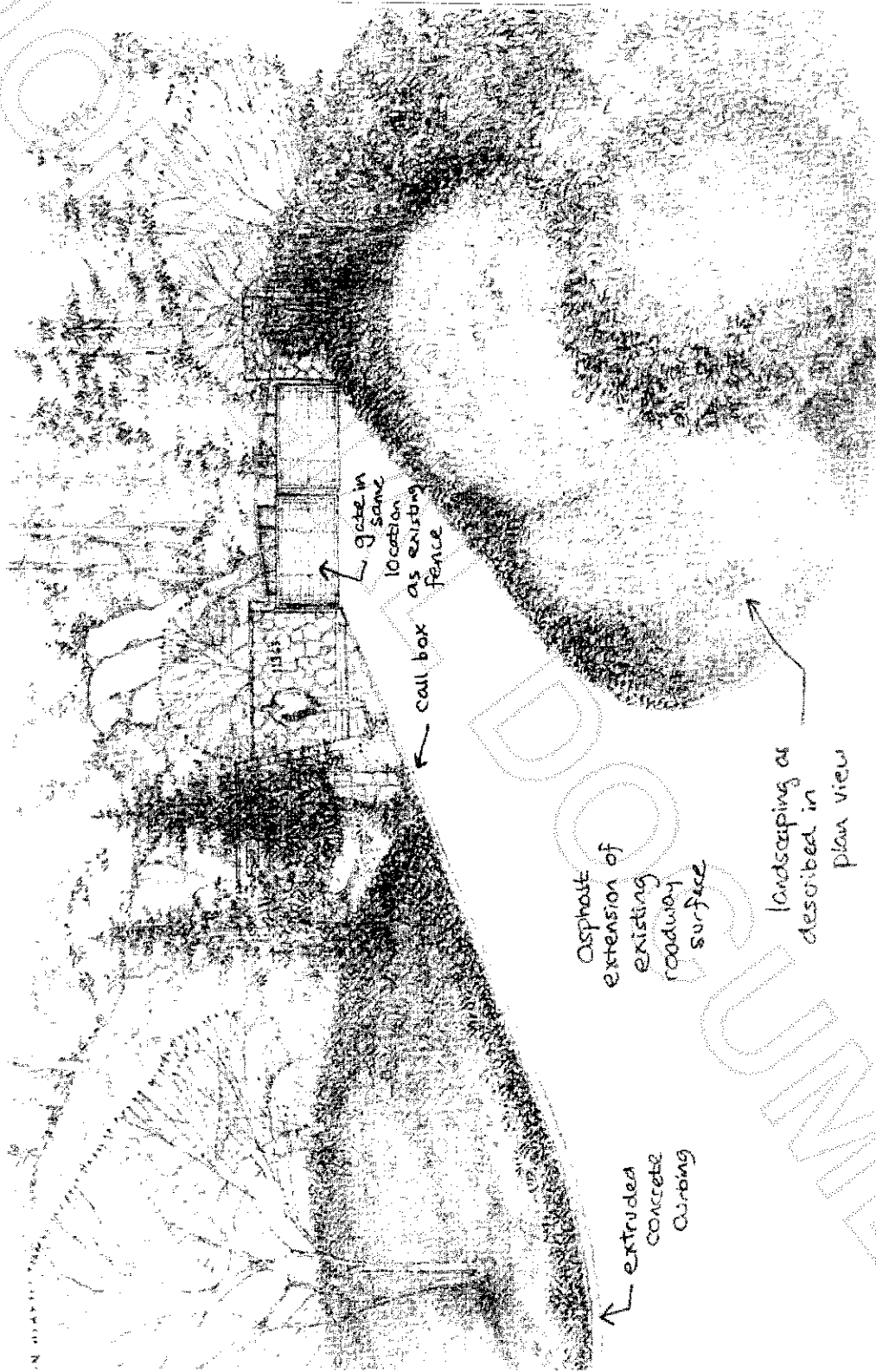


PLAN VIEW



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EXHIBIT "F"



PERSPECTIVE VIEW



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