

AFTER RECORDING MAIL TO:

James A. Wynstra
HOMESTEAD NW DEV. CO.
506 W. Grover St., Suite 101
P.O. Box 409
Lynden, WA 98264



200404270060

Skagit County Auditor

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CHICAGO TITLE CO.

**FIRST AMENDMENT TO THE DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS
FOR CEDAR POINT, A CONDOMINIUM**

Reference Numbers of related documents: 200201100079

Grantor(s): **HOMESTEAD NW DEV. CO.**

Grantee(s): **CEDAR POINT, A CONDOMINIUM**

Legal Description (abbreviated): **Lots 1A through 20B, CEDAR POINT, A CONDOMINIUM**

Assessor's Property Tax Parcel Account Number(s): **4788-000-001-0100/P118735,
4788-000-001-0200/P118736, 4788-000-002-0100/P118737, 4788-000-002-0200/P118738, 4788-000-003-
0100/P118739, 4788-000-003-0200/P118740, 4788-000-004-0100/P118741, 4788-000-004-0200/P118742,
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4788-000-015-0200/P118764, 4788-000-016-0100/P118765, 4788-000-016-0200/P118766, 4788-000-017-
0100/P118767, 4788-000-017-0200/P118768, 4788-000-018-0100/P118769, 4788-000-018-0200/P118770,
4788-000-019-0100/P118771, 4788-000-019-0200/P118772, 4788-000-020-0100/P118773, 4788-000-020-
0200/P118774**

This is the First Amendment to the Declaration and Covenants, Conditions, Restrictions and Reservations for Cedar Point, A Condominium. The original Declaration and Covenants, Conditions, Restrictions and Reservations for Cedar Point, a Condominium (hereinafter "Declaration"), was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File No. 200201100079

1. The Declaration is amended at ARTICLE 12. Common Expenses and Assessments, Paragraph 12.8 - Utility Costs, as set forth in the original Declaration, is hereby deleted in its entirety and the following Paragraph 12.8 is inserted in its place:

12.8 Utility Costs. Each unit and building in the Condominium will be separately billed for water, sewer, garbage and other utilities.

ACCOMMODATION RECORDING

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

2. ARTICLE 13, INSURANCE is amended to add ARTICLE 13.7

13.7 Insurance. All unit owners are required to maintain a policy of flood insurance for their unit.

Except for the amendments set forth hereinabove, the original Declaration is hereby ratified and confirmed in its entirety.

DATED this 14 day of May, 2003.

DECLARANT:

HOMESTEAD NW DEV. CO.

By:

James A. Wynstra
James A. Wynstra, President

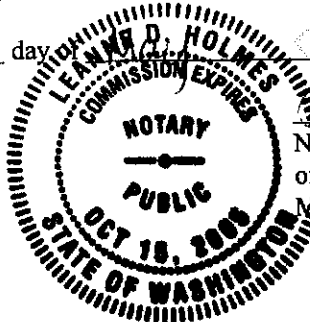
STATE OF WASHINGTON)

) ss.

COUNTY OF WHATCOM)

I hereby certify that I know or have satisfactory evidence that JAMES A. WYNSTRA is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of HOMESTEAD NW DEV. CO. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 14 day of May, 2003.



Leanne D. Holmes
NOTARY PUBLIC in and for the State
of Washington, residing at Lynden.
My commission expires October 15, 2005.



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