



200508080174

Skagit County Auditor

8/8/2005 Page 1 of 5 2:35PM

After Recording Return To:  
William Stiles, Jr.  
8286 Stiles Lane  
Sedro-Woolley, WA 98284

**TITLE OF DOCUMENT:** 1<sup>st</sup> Amendment to Declaration of Covenants, Conditions, Restrictions and Reservations For Cascade Palms, an Adult Condominium

**GRANTORS:** William A. Stiles, Jr. and Betty M. Stiles, and Trail Investments, LLC

**GRANTEES:** The General Public

**ABBR. LEGAL:** MF Sub Lots 1 - 8, Cascade Palms BSP #02-973, togetherwith common areas.

**TAX PARCEL NOS.** P119761 - P119776, ET. AL.

**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND RESERVATIONS  
FOR CASCADE PALMS, AN ADULT CONDOMINIUM**

THIS DECLARATION, pursuant to the provisions of the Washington Condominium Act (RCW 64.34), is made and executed this 5<sup>th</sup> day of August, 2005, by William A. Stiles, Jr. and Betty M. Stiles, husband and wife and Trail Investments, LLC, a Washington Limited Liability Company ("Declarant").

Declarant proposes to amend the condominium now known as Cascade Palms, An Adult Condominium, according to the Declaration thereof recorded under Auditor's File No. 200311030251, and the Survey Map and Plans thereof recorded under Auditor's File No. 20031103250, records of Skagit County, Washington. The purpose of this first amendment to the herein-referenced Declaration is to add the planned Second Phase of the condominium to the Declaration and to make the necessary amendments thereto in order to accomplish this purpose.

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

Articles 1 through 23 of the original Declaration of Cascade Palms, An Adult Condominium, filed for record in the office of the Skagit County Auditor on November 3, 2003, under Auditor's File No. 200311030251, are hereby restated in their entirety, and approved and confirmed as set forth therein, EXCEPT AS FOLLOWS:

1. Article 2.1, page 10; The Description of Land is changed on Schedule A to include the legal description of the land comprising Phase 2.
2. Article 3.1, page 11; Schedule C referred to therein is amended to include the descriptions of the buildings included in Phase 2.
3. Article 7.2.1, page 13; Schedule B referred to therein is amended to include the descriptions and parking relative to the buildings in Phase 2.
4. Article 21.1, page 35; the last line is amended to read as follows: "This Declaration shall be effective immediately to establish Phases 1 & 2 as a Condominium."

5. Schedule A, page 40; is amended by addition of the following legal description:

**Legal Description**  
**Cascade Palms Condominium, Phase 2**

Multi-Family Sub Lots 5, 6, 7 and 8, PHASE 2, CASCADE PALMS BINDING SITE PLAN NO. 02-973, recorded November 12, 2002, as Auditor's File No. 200211120149, records of Skagit County, Washington.

TOGETHER WITH an undivided interest in and to; 1) ACTIVE RECREATIONAL AREA; 2) PASSIVE RECREATIONAL AREA; 3) LANDSCAPED POND AREA; and 4) COMMON INGRESS AND EGRESS AREA, all as shown on the face of said Binding Site Plan.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

6. Schedule B, page 41; is replaced by the attached "First Amendment to Schedule B", attached hereto.

7. Schedule C, page 42; is amended as follows:

- a) Section C.1.1(B) is amended to read as follows:  
"The identifying number of each unit created by the Declaration is the unique postal address of each unit set forth in (D, E, F & G) below ....."
- b) Section C.1.1(C) is amended to read as follows:  
"With respect to each existing unit the following information is provided in Paragraphs (D, E, F & G) below:"
- c) Add the following at the end of C.1.1, page 44:

(F) 4-plex Building #3 (On Multi-family Sub Lots 5 & 6)

- |                                     |   |                                    |
|-------------------------------------|---|------------------------------------|
| 1. Unit Address 711 (M/F Sub Lot 6) |   |                                    |
| a. Approximate square footage       | - | 1,230                              |
| b. Number of Full Bathrooms         | - | 2                                  |
| c. Number of Bedrooms               | - | 2                                  |
| d. Number of Fireplaces             | - | None                               |
| e. Level on which Unit is Located   | - | Ground Level (East)                |
| 2. Unit Address 713 (M/F Sub Lot 5) |   |                                    |
| a. Approximate square footage       | - | 1,230                              |
| b. Number of Full Bathrooms         | - | 2                                  |
| c. Number of Bedrooms               | - | 2                                  |
| d. Number of Fireplaces             | - | 2                                  |
| e. Level on which Unit is Located   | - | Ground Level (West)                |
| 3. Unit Address 715 (M/F Sub Lot 6) |   |                                    |
| a. Approximate square footage       | - | 1,580                              |
| b. Number of Full Bathrooms         | - | 2                                  |
| c. Number of Bedrooms               | - | 2 + Bonus Room                     |
| d. Number of Fireplaces             | - | 1                                  |
| e. Level on which Unit is Located   | - | 2 <sup>nd</sup> Floor Level (East) |
| 4. Unit Address 717 (M/F Sub Lot 5) |   |                                    |
| a. Approximate square footage       | - | 1,580                              |
| b. Number of Full Bathrooms         | - | 2                                  |
| c. Number of Bedrooms               | - | 2 + Bonus Room                     |
| d. Number of Fireplaces             | - | None                               |
| e. Level on which Unit is Located   | - |                                    |



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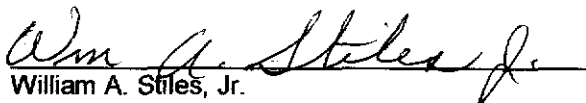
Skagit County Auditor

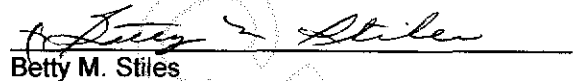
(G) 4-plex Building #4 (On Multi-family Sub Lots 7 & 8)

1. Unit Address 701 (M/F Sub Lot 8)
  - a. Approximate square footage - 1,230
  - b. Number of Full Bathrooms - 2
  - c. Number of Bedrooms - 2
  - d. Number of Fireplaces - None
  - e. Level on which Unit is Located - Ground Level (East)
2. Unit Address 703 (M/F Sub Lot 7)
  - a. Approximate square footage - 1,230
  - b. Number of Full Bathrooms - 2
  - c. Number of Bedrooms - 2
  - d. Number of Fireplaces - 1
  - e. Level on which Unit is Located - Ground Level (West)
3. Unit Address 705 (M/F Sub Lot 8)
  - a. Approximate square footage - 1,580
  - b. Number of Full Bathrooms - 2
  - c. Number of Bedrooms - 2 + Bonus Room
  - d. Number of Fireplaces - 1
  - e. Level on which Unit is Located - 2<sup>nd</sup> Floor Level (East)
4. Unit Address 707 (M/F Sub Lot 7)
  - a. Approximate square footage - 1,560
  - b. Number of Full Bathrooms - 2
  - c. Number of Bedrooms - 2 + Bonus Room
  - d. Number of Fireplaces - 0
  - e. Level on which Unit is Located - 2<sup>nd</sup> Floor Level (West)

IN WITNESS WHEREOF, the Declarant has caused this First Amendment To Declaration Of Covenants, Conditions, Restrictions and Reservations For Cascade Palms, An Adult Condominium to be executed this \_\_\_\_ day of August, 2005.

DECLARANT:

  
William A. Stiles, Jr.

  
Betty M. Stiles

TRAIL INVESTMENTS, LLC

By   
Manager

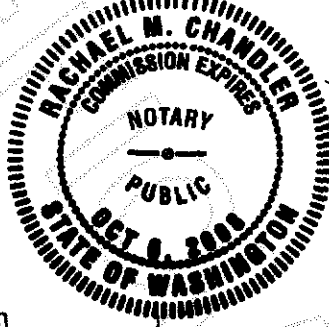


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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me William A. Stiles, Jr. and Betty M. Stiles to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>th</sup> day of August, 2005.



Rachael M Chandler  
Notary Public in and for the State of Washington,  
Residing at Skagit County  
My commission expires: 10-6-08

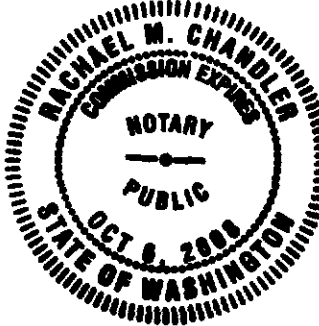
State of Washington

) ss.

County of Skagit

On this 5<sup>th</sup> day of August, 2005 before me personally appeared William A. Stiles, Jr., to me known to be the Manager of the Limited Liability Company that executed the within and foregoing instrument, and acknowledged the said 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 is authorized to execute said instrument

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



Rachael M Chandler  
Notary Public in and for the State of Washington,  
residing at Skagit County  
My commission expires: 10-6-08



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**FIRST AMENDMENT TO SCHEDULE B**

Allocated undivided interest in Common Areas per residential unit type, Phases 1 & 2:

(\* = Building not completed as of the date of the Declaration - Not Required To Be Built)

Building Number	Unit Number (Address)	Unit Area (s.f.)	Floor Location	Unit Type	Declared Value	Allocated Interest (Fraction)	No. of Garage Parking Spaces	No. of Open Parking Spaces
1	733	1,230	1	Type 1	\$139,950	1/39	1	1 - #32
1	735	1,230	1	Type 1	\$139,950	1/39	1	1 - #28
1	737	1,434	2	Type 2	\$149,950	1/39	1	1 - #31
1	739	1,434	2	Type 2	\$149,950	1/39	1	1 - #29
2	721	1,246	1	Type 1	\$139,950	1/39	1	1 - #36
2	723	1,246	1	Type 1	\$143,950	1/39	1	1 - #34
2	725	1,568	2	Type 2	\$169,950	1/39	1	1 - #35
2	727	1,580	2	Type 2	\$169,950	1/39	1	1 - #33
3	711	1,230	1	Type 1	\$154,950	1/39	1	1 - #41
3	713	1,230	1	Type 1	\$154,950	1/39	1	1 - #37
3	715	1,580	2	Type 2	\$184,970	1/39	1	1 - #40
3	717	1,580	2	Type 2	\$184,950	1/39	1	1 - #38
4	701	1,230	1	Type 1	\$154,950	1/39	1	1 - #47
4	703	1,230	1	Type 1	\$154,950	1/39	1	1 - #42
4	705	1,580	2	Type 2	\$184,950	1/39	1	1 - #46
4	707	1,580	2	Type 2	\$184,950	1/39	1	1 - #45
5*	700							
5*	702							
5*	704							
5*	706							
6*	710							
6*	712							
6*	714							
6*	716							
7*	718							
7*	720							
7*	722							
7*	724							
8*	728							
8*	730							
8*	732							
8*	734							
9*	738							
9*	740							
9*	742							
9*	744							
9*	746							
9*	748							
9*	750							

PHASE 3

PHASE 4



200508080174  
Skagit County Auditor

8/8/2005 Page

5 of 5 2:35PM