



200512020058

Skagit County Auditor

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**AFTER RECORDING MAIL TO:**

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

**FIRST AMENDMENT TO THE DECLARATION  
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS  
FOR ALDER HILLS, A CONDOMINIUM**

Reference Numbers of related documents: **200505130121**

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

Grantee(s): **ALDER HILLS, A CONDOMINIUM**

Legal Description (abbreviated): **Units A-1, A-2, B-1, B-2, C-1, C-2, D-1, D-2, E-1, E-2, F-1 and F-2, Alder Hills, A Condominium.**

Full Legal Description on Exhibit A annexed and by this reference incorporated herein.

Assessor's Property Tax Parcel Account Number(s): **P56174 and P56176**

This is the First Amendment to the Declaration and Covenants, Conditions, Restrictions and Reservations for Alder Hills, A Condominium. The original Declaration and Covenants, Conditions, Restrictions and Reservations for Alder Hills, a Condominium (hereinafter "Declaration"), was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File No. 200505130121.

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. Certain utilities including water, sewer, garbage and television cable may be most economically provided as common service to each building in the condominium. If so then each Unit will be billed and must promptly pay for its pro rata share of such common utility services. If each Unit is separately served with a utility service, then each Unit must pay that utility bill. The Declarant and later after the control of the Association has been transferred to the Board, then the Board shall make final determinations regarding common or individual Unit utility service. Billing and receipt of payment, and payment of bills for common utility services will be managed by a designated representative for each building appointed by the Board. However, nonpayment will be reported to the Association Board which may enforce nonpayment as a special assessment against the Unit not paying with full powers to enforce through lien and/or lawsuit and with all powers otherwise set forth in the Declaration pertaining to enforcement of payment of special**



EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

Fractional Lot 1, Lots 2 through 6, inclusive, Block 187, CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

PARCEL B:

Lots 1 through 10, inclusive, Block 188, CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

All situated in Skagit County, Washington.



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