



200603010116
Skagit County Auditor

3/1/2006 Page 1 of 3 2:26PM

Document Title: Second Amendment to the
Declaration and Covenants, Conditions,
Restrictions and Reservations
Reference Number: for Cedar Point, a Condominium
Grantor(s): ☐ additional grantor names on page ____

1. Homestead NW Dev. Co.
- 2.
- 4.

Grantee(s): ☐ additional grantee names on page ____
1. Cedar Point
3.
2. 4.

Abbreviated legal description: ☐ full legal on page(s) ____

Lots 1A through 20B, Cedar Point

Assessor Parcel / Tax ID Number: ☐ additional tax parcel number(s) on page ____

P118735

AFTER RECORDING MAIL TO:

CEDAR POINT , A CONDOMINIUM
1155 Decatur Circle
Burlington, Wa 98233

**SECOND 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, 4788-000-005-0100/P118743,
4788-000-005-0200/P118744, 4788-000-006-0100/P118745, 4788-000-006-0200/P118746,
4788-000-007-0100/P118747, 4788-000-007-0200/P118748, 4788-000-008-0100/P118749,
4788-000-008-0200/P118750, 4788-000-009-0100/P118751, 4788-000-009-0200/P118752,
4788-000-010-0100/P118753, 4788-000-010-0200/P118754, 4788-000-011-0100/P118755,
4788-000-011-0200/P118756, 4788-000-012-0100/P118757, 4788-000-012-0200/P118758,
4788-000-013-0100/P118759, 4788-000-013-0200/P118760, 4788-000-014-0100/P118761,
4788-000-014-0200/P118762, 4788-000-015-0100/P118763, 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 Second 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. The First Amendment to the Declaration was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File No. 200404270060.

1. The Declaration is amended at ARTICLE 11.14.4. Rent to Association. The last sentence, "Other than as stated in this Section 11.14, there is no restriction on the right of any Unit Owner to lease or otherwise rent his Unit," as set forth in the original Declaration, is hereby deleted.

2. ARTICLE 11.14 Rental Units. is amended to add ARTICLE 11.14.5

11.14.5 Rental Units Limited. The maximum number of rental units in Cedar Point, A Condominium shall be restricted to eight (8) units. A list shall be compiled comprising all units for which a rental agreement exists. The intent of this restriction is such that no unit shall be conveyed from its current legal owner to an owner intending rental of the unit except where the aforementioned list numbers seven (7) or fewer units.



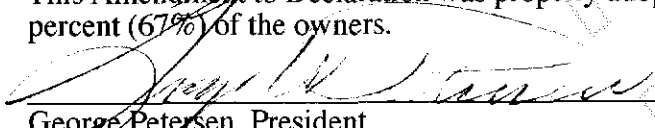
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3. The Declaration is amended at ARTICLE 11. Use; Regulation of Uses; Architectural Uniformity, Paragraph 11.15.2 - Requirements, as set forth in the original Declaration, is hereby deleted in its entirety and the following Paragraph 11.15.2 is inserted in its place:

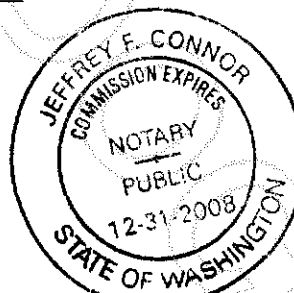
11.15.2 Requirements. One hundred percent (100%) of the occupied units at CEDAR POINT shall be occupied by at least one person fifty-five (55) years of age or older. Newborn babies of an Owner or Occupant may continue to live in a Unit only until they reach the age of one (1) year, at which time they shall be required to cease residency and occupancy of the Unit. Children under the age of eighteen (18) may visit an Owner or Occupant of a Unit for periods of time not to exceed two weeks out of any eight (8) week period. The Board may adopt additional rules regarding such visitation and may require that any visitor under eighteen (18) years of age that it finds to be disturbing other Owners or Occupants unreasonably, in the Board's determination be required to leave the premises, and may exercise its authority for specific visitors under age eighteen (18) even though other visitors under age eighteen (18) are permitted to remain. No Unit shall be sold, rented or leased to any person or persons unless the standards established in this paragraph are complied with. The CEDAR POINT CONDOMINIUM OWNERS ASSOCIATION, shall have the specific legal rights to seek injunctive relief from the Superior Court of the State of Washington in Skagit County with respect to any Owner or Occupant on account of noncompliance with this paragraph. Non-complying Owner and/or Occupants may be evicted. The prevailing party in such an action shall be entitled to reasonable attorney's fees and costs of suit.

Except for the amendments set forth hereinabove, the original Declaration and any previous legal Amendment(s) to the original Declaration is hereby ratified and confirmed in their entirety.

This Amendment to Declaration was properly adopted by written consent of more than sixty-seven percent (67%) of the owners.

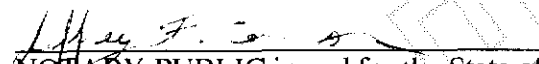

George Petersen, President
Cedar Point Condominium Owners Association.

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)



I hereby certify that I know or have satisfactory evidence that GEORGE PETERSEN 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 CEDAR POINT CONDOMINIUM OWNERS ASSOCIATION to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 1st day of March, 2006.


NOTARY PUBLIC in and for the State of
Washington, residing at Burlington.
My commission expires 12-31-08.



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Skagit County Auditor