When recorded, return document to:

Amelia Adair **Ouadrant Homes** 14725 SE 36th Street, Suite 200 Bellevue, Washington 98006

Skagit County Auditor

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File No. 102.041

DOCUMENT TITLE:	Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Skagit Highlands Residential Property to Add Additional Real Property - Skagit Highlands Division II
REFERENCE NUMBER(S):	200508170114
GRANTOR(S):	Skagit Highlands, LLC, a Washington limited liability company; The Quadrant Corporation, a Washington corporation
GRANTEE(S):	Skagit Highlands, LLC, a Washington limited liability company; The Quadrant Corporation, a Washington corporation; Skagit Highlands Homeowners Association; the Public
LEGAL DESCRIPTION:	Lots 1-62, and Tracts 901 through 910, Plat of Skagit Highlands Division II, according to the plat recorded at Auditor's File No. ZOUGE COSZ (aka Lot 5, Boundary Line Adjustment Survey, AFN 200308180300, amended at AFN 200506080122, ptn of Sections 15 and 22, Township 34 North, Range 4 East, W.M.)
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	

AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS & RESTRICTIONS OF SKAGIT HIGHLANDS RESIDENTIAL PROPERTY TO ADD ADDITIONAL REAL PROPERTY -SKAGIT HIGHLANDS DIVISION II

A. RECITALS

Real Property - Skagit Highlands Division I. Skagit Highlands, LLC, a Washington limited liability company (hereafter "Declarant") is the Declarant of the Declaration of Protective Covenants, Conditions and Restrictions of Skagit Highlands Residential Property, recorded at Skagit County Auditor's No. 200508170114 (hereafter referred to as the "Declaration"), and Declarant was at the time of the recording of the Declaration an owner in fee simple of all the following real property (the "Real Property" as defined in the Declaration):

LOTS 1 THROUGH 45, AND TRACTS 900 THROUGH 909 OF SKAGIT HIGHLANDS DIVISION I, ACCORDING TO THE PLAT THEREOF RECORDED AT SKAGIT COUNTY AUDITOR'S FILE NO. 20508160182, RECORDS OF SKAGIT COUNTY, WASHINGTON

which Real Property is platted and recorded as Skagit Highlands Division I, referred to herein as "Division I." Declarant is also the declarant of a related agreement affecting the Real Property, the Declaration of Easements and Covenant To Share Costs for Skagit Highlands, recorded at Skagit County Auditor's No. 200508170113 ("Covenant"). The Quadrant Corporation, a Washington corporation, is the successor in interest to Declarant in the Real Property, and joins in the execution of this Amendment.

2. <u>Additional Real Property</u>. Declarant is the owner in fee simple of the following real property (hereafter referred to herein as the "Additional Real Property" and as "Skagit Highlands Division II"):

LOTS 1 THROUGH 73 AND TRACTS 901 THROUGH 910 OF SKAGIT HIGHLANDS DIVISION II, ACCORDING TO THE PLAT THEREOF RECORDED AT SKAGIT COUNTY AUDITOR'S FILE NO. 2006 OF SKAGIT COUNTY, WASHINGTON.

(which is a plat of Lot 5 of that certain Boundary Line Adjustment Survey Approved August 18, 2003, and recorded August 18, 2003, under Auditor's File Number 200308180300, and as amended and approved June 8, 2005 and recorded June 8, 2005, under Auditor's File Number 200506080122, and being a portion of the South half of the South half of Section 15, and the Northwest quarter of the Northeast quarter of Section 22, Township 34 North, Range 5 East, W.M.).

3. <u>Purpose of Amendment</u>. The purpose of this Amendment is to add the Additional Real Property described herein to the Declaration, subject it to the terms of the Covenant, and to confirm the title to all common areas located in Skagit Highlands Division I, and Division II in the Skagit Highlands Homeowners Association, by agreement of The Quadrant Corporation and the Declarant.

B. AMENDMENT OF THE DECLARATION AND COVENANT TO ADD ADDITIONAL REAL PROPERTY

The Additional Real Property qualifies under Article IX, Section 9.1 of the Declaration to be added to the definition of the "Properties" contained in the Declaration in Article II, definition number 2.33. Therefore, the Declarant, which owns such Additional Real Property, elects to subject the Additional Real Property to the terms of the Declaration as permitted by Article IX, making the Additional Real Property and the Real Property collectively the "Properties" subject to the terms of the Declaration, and granting to the Owners of Lots located AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY. TO ADD ADDITIONAL REAL PROPERTY - 2

200604060049 Skagit County Auditor on such Additional Real Property all the rights and benefits to which Members of the Association are entitled. By such addition to the Declaration, the Additional Real Property is also made a part of the Residential Property described in the Covenant, definition number 1.19, and subject to the terms thereof.

The undersigned Declarant, along with The Quadrant Corporation, hereby covenants. agrees and declares that all of the Additional Real Property and Housing Units constructed on the Additional Real Property are and will be held, sold and conveyed subject to the Declaration and the Covenant, which are made for the purpose of enhancing and protecting the value, desirability and attractiveness of the Real Property and the Additional Real Property for the benefit of all of the Real Property, the Additional Real Property and the owners thereof. The covenants, restrictions, reservations and conditions contained in the Declaration and the Covenant shall run with the Additional Real Property as easements and equitable servitudes, and shall be binding upon the Additional Real Property and each portion thereof and all persons owning, purchasing, leasing, subleasing or occupying any Lot on the Additional Real Property, and upon their respective heirs, successors and assigns.

C. COMMON AREAS CONFIRMED OWNED BY HOMEOWNERS ASSOCIATION

The land located in the plat of Skagit Highlands Division II, legally described as:

TRACTS 901 THROUGH 910 OF SKAGIT HIGHLANDS DIVISION II, ACCORDING TO THE PLAT THEREOF RECORDED AT SKAGIT COUNTY AUDITOR'S FILE NO. ZOCATO COSZ. RECORDS OF SKAGIT COUNTY, WASHINGTON.

is hereby confirmed as the property of the Skagit Highlands Homeowners Association, as conveyed to the Association by recordation of the plat of Skagit Highlands Division II, and is hereby added to the Common Area, as defined in the Declaration in Article II, definition number 2.9. The Common Areas shall also include any planter islands identified on the face of the plat. The Association shall henceforth administer such Common Areas located in Skagit Highlands Division II, along with the Common Areas delineated on the plat of Skagit Highlands Division I.

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D. EFFECTIVE DATE

This Amendment shall be effective on the date it is recorded in the Skagit County Recorder's Office.

DECLARANT: SKAGIT HIGHLANDS, LLC	ACCEPTANCE OF COMMON AREAS: Skagit Highlands Homeowners Association	
a Washington limited liability com	<u> </u>	
By Parset Tooto	By Abis Hohm	
James Tosti, Managing Membe	r, President	
CONSENT AND JOINDER IN A		
THE QUADRANT CORPORATI	\mathbf{ON}	
a Washington corporation		
By My & flower &		
Its <u>Semon Vice (W. La</u> Title)	d Name)	
STATE OF WASHINGTON)	ss.	
COUNTY OF KING)		
I certify that I know or have satisfactory evidence that George F Sherwin, Jy is the person		
	d person acknowledged that he was authorized to execute the	
	a Service Vice President of The Quadrant Corporation, a	
-	e free and voluntary act of such party for the uses and purposes	
mentioned in this instrument.	March 31, 2006,	
SSION O	DATED: October , 2005	
The state of the s		
PUBLIC TO	Many M. Hanson	
	MARY M HANSON (Printed Name)	
The County of th	Notary Public - My Appointment Expires: 10 07	
WASHING		
OF LEE OF HILLOUNICHOLL		
STATE OF WASHINGTON)		
COUNTY OF KING)	ss.	
I certify that I know or have sa	tisfactory evidence that $S \preceq S \in \mathbb{R}^{n} \setminus \{0\}$ is the person who	

appeared before me, and said person acknowledged that he was authorized to execute the instrument and

AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKAGIT HIGHLANDS RESIDENTIAL PROPERTY . TO ADD ADDITIONAL REAL PROPERTY - 4



acknowledged it as President of Skagit Highlands Homeowners Association, a Washington non profit corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument March 31, 2006 DATED: October ___, 2005 wh

Notary Public - My Appointment Expires: 9 9 0 7

STATE OF WASHINGTON

COUNTY OF KING

SS.

On this day personally appeared before me James Tosti to me known to be the Managing Member of Skagit Highlands, LLC, a Washington limited liability company, that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was duly authorized to execute such instrument.

Notary Public State of Washington JULIE L. VAUGHN Appointment Expires Aug 15, 2009

February 24,2006 8V DATED: October

(Printed Name) Notary Public - My Appointment Expires: \$15-09

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