



200608280228

Skagit County Auditor

8/28/2006 Page

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5 3:14PM

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

TITLE OF DOCUMENT:	2 nd 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 Stiles Properties, LLC
GRANTEES:	The General Public
ABBR. LEGAL:	MF Sub Lots 9 - 12, Cascade Palms BSP #02-973, togetherwith common areas.
TAX PARCEL NOS.	P119777 - P119784, ET. AL.

**SECOND 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 22nd day of AUGUST, 2006, by William A. Stiles, Jr. and Betty M. Stiles, husband and wife and Stiles Properties, 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 amended under Auditor's File No. 200508080174, and the Survey Maps and Plans thereof recorded under Auditor's File Nos. 20031103250 and 200508080175, records of Skagit County, Washington. The purpose of this second amendment to the herein-referenced Declaration is to add Multi-Family Sub Lots 9, 10, 11 & 12 of the planned Third 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 Multi-Family Sub Lots 9, 10, 11 & 12 of Phase 3, which are included in this second amendment.
2. Article 3.1, page 11; Schedule C referred to therein is amended to include the descriptions of the buildings in that portion of Phase 3 included in this second amendment.
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 that portion of Phase 3 included in this second amendment.

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 and the described portion of Phase 3 as a Condominium."

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

Legal Description
Cascade Palms Condominium, Portion of Phase 3

Multi-Family Sub Lots 9, 10, 11 & 12, PHASE 3, 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 "Second 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, H & I) 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, H & I) below:"

c) Add the following at the end of C.1.1, page 44:

(H) 4-plex Building #5 (On Multi-family Sub Lots 9 & 10)

- | | | |
|--------------------------------------|---|------------------------------------|
| 1. Unit Address 700 (M/F Sub Lot 9) | | |
| 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 (East) |
| 2. Unit Address 702 (M/F Sub Lot 10) | | |
| 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 (West) |
| 3. Unit Address 704 (M/F Sub Lot 9) | | |
| 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 nd Floor Level (East) |



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- 4. Unit Address 706 (M/F Sub Lot 10)
 - 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 - 2nd Floor Level (West)

(l) 4-plex Building #4 (On Multi-family Sub Lots 10 & 11)

- 1. Unit Address 710 (M/F Sub Lot 11)
 - 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 712 (M/F Sub Lot 12)
 - 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 (West)

- 3. Unit Address 714 (M/F Sub Lot 11)
 - 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 - 2nd Floor Level (East)

- 4. Unit Address 716 (M/F Sub Lot 12)
 - 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 - 2nd Floor Level (West)

IN WITNESS WHEREOF, the Declarant has caused this Second Amendment To Declaration Of Covenants, Conditions, Restrictions and Reservations For Cascade Palms, An Adult Condominium to be executed this 22 day of AUGUST, 2006.

DECLARANT:

William A. Stiles, Jr.
 William A. Stiles, Jr.

Betty M. Stiles
 Betty M. Stiles

STILES PROPERTIES, LLC

By: William A. Stiles
 Manager

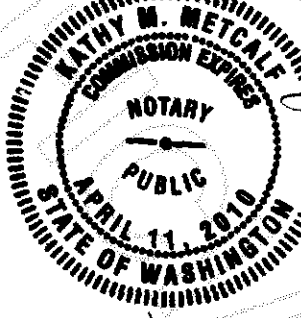


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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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 22 day of August, 2006.



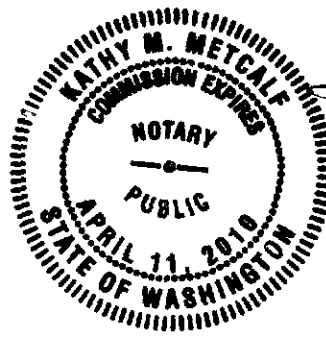
Kathy M. Metcalf
Notary Public in and for the State of Washington,
Residing at Sedro-Woolley

My commission expires: 4-12-2010

State of Washington)
) ss.
County of Skagit)

On this 22 day of August, 2006 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.



Kathy M. Metcalf
Notary Public in and for the State of Washington,
residing at Sedro-Woolley
My commission expires: 4-12-2010



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SECOND AMENDMENT TO SCHEDULE B

Allocated undivided interest in Common Areas per residential unit type, Phases 1, 2 & portion of 3:

(* = 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	
PHASE 1	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
PHASE 2	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
PHASE 3	5	700	1,230	1	Type 1	\$179,950	1/39	1	1 - #48
	5	702	1,230	1	Type 1	\$184,950	1/39	1	1 - #49
	5	704	1,580	2	Type 2	\$199,500	1/39	1	1 - #52
	5	706	1,580	2	Type 2	\$197,950	1/39	1	1 - #53
	6	710	1,230	1	Type 1	\$184,950	1/39	1	1 - #54
	6	712	1,230	1	Type 1	\$184,950	1/39	1	1 - #55
	6	714	1,580	2	Type 2	\$212,950	1/39	1	1 - #57
	6	716	1,580	2	Type 2	\$212,950	1/39	1	1 - #58
7*	718								
7*	720								
7*	722								
7*	724								
PHASE 3 - UNBUILT									
8*	728								
8*	730								
8*	732								
8*	734								
PHASE 4 - UNBUILT									
9*	738								
9*	740								
9*	742								
9*	744								
9*	746								
9*	748								
9*	750								



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