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Skagit County Auditor

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**AFTER RECORDING MAIL TO:**

CEDAR POINT, A CONDOMINIUM  
1203 Decatur Circle  
Burlington, Wa. 98233

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**THIRD AMMENDMENT TO THE DECLARATION  
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS  
FOR CEDAR POINT, A CONDOMINIUM**

Reference Numbers of related documents: 200201100079, 200404270060

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 Third 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. 202201100079. The First Amendment to the Declaration was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File No. 200404270060. The Second Amendment to the Declaration was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File No. 200603010116.

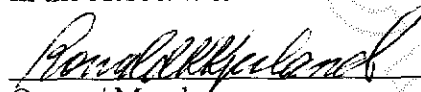
1. The Declaration is amended at ARTICLE 10. Management of Condominium, Paragraph 10.3.3 - Budget Approval, as set forth in the original Declaration, is hereby deleted in its entirety and the following Paragraph 10.3.3 is inserted in its place:

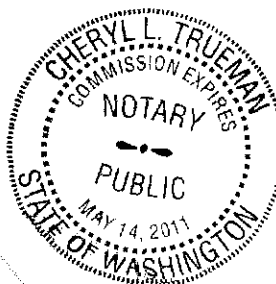
10.3.3 Budget Approval. Within thirty (30) days after adoption of any

proposed budget for the Condominium, the Board shall provide a summary of the budget to all the Unit Owners and shall set a date for a meeting of the Unit Owners to consider ratification of the budget not less than fourteen (14) nor more than sixty (60) days after mailing of the summary. The proposed budget must be approved by a majority of unit Owners in the Association. In the event the proposed budget is not approved by a majority of Unit Owners in the Association or the required notice is not given, the periodic budget last ratified by the Unit Owners shall be continued until such time as the Unit Owners ratify a subsequent budget proposed by the Board.

Except for the amendment(s) 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 the following owners, owning twenty-seven units or sixty-seven and one-half percent (67.5%) of the total units in the Association.

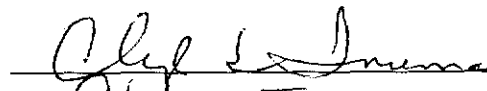
  
Owner/ Member  
Cedar Point Condominium Owners Association



STATE OF WASHINGTON                    )  
  )ss.  
COUNTY OF SKAGIT                    )

I hereby certify that I know or have satisfactory evidence that Ronald Kjerland is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he executed the instrument and acknowledged it as an owner in the 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 4th day of June, 2007.

  
Cheryll L. Trueman

NOTARY PUBLIC in and for the State of  
Washington, residing at Burmount Vernon  
My commission expires 5/14/11.



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As Unit Owners in Cedar Point Condominium Owners Association, we hereby consent to delete the original Article 10.3.3. in the Declaration and Covenants, Conditions, Restrictions and Reservations for Cedar Point, A Condominium, and insert the following paragraph 10.3.3 in its place:

10.3.3 Budget Approval. Within thirty (30) days after adoption of any proposed budget for the Condominium, the Board shall provide a summary of the budget to all the Unit Owners and shall set a date for a meeting of the Unit Owners to consider ratification of the budget not less than fourteen (14) nor more than sixty (60) days after mailing of the summary. *The proposed budget must be approved by a majority of unit Owners in the Association. In the event the proposed budget is not approved by a majority of Unit Owners in the Association or the required notice is not given, the periodic budget last ratified by the Unit Owners shall be continued until such time as the Unit Owners ratify a subsequent budget proposed by the Board.*

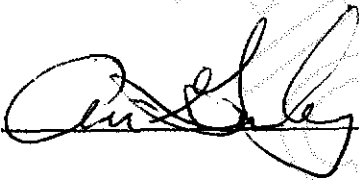
<u>Shirley Olson</u>	<u>1198</u>	<u>Jim Ziegler</u>	<u>1183</u>
<u>W. Thompson by Ellye Land Proxy</u>	<u>1194</u>	<u>Robert M. Anderson</u>	<u>1186</u>
<u>Lynne Brady</u>	<u>1191</u>	<u>Karl Lof</u>	<u>1184</u>
<u>Bonnie R. Gork</u>	<u>1197</u>	<u>Theresa Natter</u>	<u>1185</u>
<u>John Maff</u>	<u>1201</u>	<u>Tom We</u>	<u>Proxy 1152-1177-1179</u>
<u>Virginia R. Kuf</u>	<u>1170</u>	<u>John E. Gork</u>	<u>#1200</u>
<u>Edw. Branta</u>	<u>1166</u>		
<u>William E. Linson</u>	<u>1168</u>		
<u>Cheryl A. Jones</u>	<u>1176</u>		



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*Marilyn Birmingham*

*1174 Decatur Circle*

*approve*



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*Heard here*  
*Maggie Miller 1211 Decatur Circle*  
*Larry G. Lee 1211 Decatur Circle*



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