

AFTER RECORDING RETURN TO:
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BELLINGHAM, WA 98226
360-392-2880



200707160194
Skagit County Auditor

7/16/2007 Page 1 of 7 3:42PM

LAND TITLE OF SKAGIT COUNTY

TITLE OF DOCUMENT:

AF# OF AFFECTED DOCUMENT:

GRANTOR:

GRANTEE:

ABBREV. LEGAL DESCRIPTION:

200707160193

ADDITIONAL LEGAL DESCRIPTION ON PAGE:

TAX PARCEL NOS.:

THIRD AMENDMENT TO DECLARATION
FOR PARK LANE CONDOMINIUM

200508230145

SLOTKY PROPERTIES, L.L.C.

THE GENERAL PUBLIC

LOTS C-17 AND C18, MADDOX CREEK

P.U.D., PHASE 3 PARK LANE CONDO, AF#

200008140137

5

P117010 and P117011

**THIRD AMENDMENT TO DECLARATION
FOR PARK LANE CONDOMINIUM**

PURPOSE: TO EXERCISE DEVELOPMENT RIGHT
TO ADD ADDITIONAL PHASE

THIS AMENDMENT is made this 16th day of July, 2007, by SLOTKY PROPERTIES, L.L.C., a Washington Limited Liability Company ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant executed certain Condominium Instruments establishing PARK LANE CONDOMINIUM in Mount Vernon, Washington and caused the Declaration to be recorded in the land records of Skagit County, Washington, at Auditor's File No. 200508230145, along with a Survey Map and Plans, which were contemporaneously recorded at Auditor's File No. 200508230144; the Declaration has been previously amended by instruments recorded at Auditor's File Nos. 200509150004 and 200704120144; the Survey Map and Plans have been previously amended by an instruments recorded at Auditor's File Nos. 200508230144 and 200704120145.

WHEREAS, pursuant to RCW 64.34.236 and Sections 3.3.2 and 17.6 of the Declaration, the Declarant may unilaterally amend the Condominium Instruments from time to time to exercise Development Rights; and

WHEREAS, in Section 3.3.1 of the Declaration, the Declarant reserved Development Rights to develop the Condominium in up to four "Phases" by adding improvements to the Condominium and creating

additional Units, Common Elements, or Limited Common Elements within the real property which may be added to the Condominium; and

WHEREAS, the Declarant now wishes to exercise one or more of such Development Rights and has created additional improvements, Units, Common Elements, and Limited Common Elements as more particularly described below, all for the purpose of creating an additional Phase of Development, known as "Phase 2", consisting of eight (8) additional Units in two new buildings located on two additional parcels of real property, with additional parking areas, as described in Section 3.3.1 of the Declaration.

NOW, THEREFORE, pursuant to and in compliance with Section 3.3.2 of the Declaration and RCW 64.34.236, the Declarant hereby amends the following Sections of the Declaration, as follows:

1.2.1 Reference to Second Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington a Second Amendment to the Survey Map and Condominium plans, showing the location and dimensions of the new Units and other improvements constructed or contemplated to be constructed for Phase 2 of this Condominium, together with other information required by the Condominium Act; this Second Amendment to the Survey Map and Plans is recorded at Auditor's File No. _____, among the land records of Skagit County, Washington.

3.1 Land and Street Address.

The land on which the buildings and improvements of this Condominium are located is situated at 3201, 3221, 3301 & 3321 Park Lane, Skagit County, Washington, and is more particularly described on the First Amendment to Exhibit "A" to the Declaration attached hereto.

3.2 Buildings.

The Condominium presently contains four (4) buildings containing Units which are depicted on the Survey Map and Plans, as amended.

3.3 Development Rights.

3.3.1 Description.

(No change.)

4.1.1 Number of Units Following Amendment. The Condominium contains sixteen (16) Units. The location of existing Units within the buildings and their dimensions are shown on the Condominium Survey Map and Plans, as amended. The Third Amendment to Exhibit B to the Declaration attached hereto contains a list of all Units, their identifying numbers, location, style and the Allocated Interests appurtenant to each Unit. The Allocated Interests have been reallocated among all Units in accordance with Section 3.3.2 of the Declaration and with RCW 64.34.236(l).



5.6 Parking Spaces.

The Condominium contains a total of sixty-four (64) parking spaces, which are described with particularity on the attached First Amendment to Exhibit B to the Declaration. (The rest of this Section is unaffected by this Amendment.)

6.1 Limited Common Elements.

(No Change.)

20. Certificate of Completion of All Units

Declarant hereby certifies, pursuant to RCW 64.34.200(2), that all structural components and mechanical systems of all buildings containing or comprising any Units in the Condominium, including the Units added by this Amendment, are substantially completed.

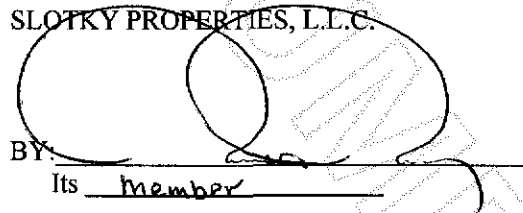
___ Exhibits.

Attached hereto are the First Amendment to Exhibit A and the Third Amendment to Exhibit B to the Declaration.

EXCEPT as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first written above.

DECLARANT:
SLOTKY PROPERTIES, L.L.C.

BY: 
Its member



STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Robert Ruby is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and that (s)he acknowledged it as the Managing Member of the Declarant, SLOTKY PROPERTIES, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: July 16th, 2007.



Shelley L. Nevitt
NOTARY PUBLIC in and for the State of
Washington. My commission expires:

3-9-2011



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Skagit County Auditor

FIRST AMENDMENT TO EXHIBIT "A"
TO DECLARATION FOR
PARK LANE CONDOMINIUM

LEGAL DESCRIPTION OF LAND WITHIN THE CONDOMINIUM

The legal description of the land on which the buildings and improvements of the Condominium are located is as follows:

LOTS C15, C16, C17 & C18, MADDOX CREEK P.U.D. PHASE 3, RECORDED
AUGUST 14, 2000 UNDER AUDITOR'S FILE NO.20008140137, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

Subject to covenants, conditions, restrictions, reservations, agreements, encumbrances and other matters of record.

LEGAL DESCRIPTION OF LAND SUBJECT TO
DEVELOPMENT RIGHTS

The legal description of the land which may be added to the Condominium by the Declarant, or by an affiliate of or successor to the Declarant pursuant to Section 3.3 of the Declaration, is as follows:

ALL OR PORTIONS OF LOTS C19, MADDOX CREEK P.U.D. PHASE 3, RECORDED
AUGUST 14, 2000 UNDER AUDITOR'S FILE NO.20008140137, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

Subject to covenants, conditions, restrictions, reservations, agreements, encumbrances and other matters of record.



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THIRD AMENDMENT TO EXHIBIT "B"
TO DECLARATION FOR PARK LANE CONDOMINIUM

Unit No. ‡	Surveyed Square Footage	Architect's Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Level(s) in Building	Type of Heatt	Limited Common Elements**	Allocated Interest*
3201-A	1,233	1,369	2	2	1 gas	1	G.F.A.	Front Entry Deck, Rear Deck, 2-car garage, driveway parking space	6.25%
3201-B	1,555	1,456	2	2	1 gas	1&2	G.F.A.	Front Entry Deck, Side Deck, 2-car garage, driveway parking space	6.25%
3201-C	1,482	1,605	2	2	1 gas	1&2	G.F.A.	Front Entry Deck, Front Deck, 2-car garage, driveway parking space	6.25%
3201-D	1,574	1,456	2	2	1 gas	1&2	G.F.A.	Front Entry Deck, Rear Deck, 2-car garage, driveway parking space	6.25%
3201-E	1,232	1,369	2	2	1 gas	1	G.F.A.	Front Entry Deck, Side Deck, 2-car garage, driveway parking space	6.25%
3221-A	1,429	1,456	2	2	1 gas	1&2	G.F.A.	Front Entry Deck, Rear Deck, 2-car garage, driveway parking space	6.25%
3221-B	1,435	1,573	2	2	1 gas	1	G.F.A.	Front Entry Deck, Rear Deck, 2-car garage, driveway parking space	6.25%
3221-C	1,430	1,456	2	2	1 gas	1&2	G.F.A.	Front Entry Deck, Rear Deck, 2-car garage, driveway parking space	6.25%

Unit No. ‡	Surveyed Square Footage	Architect's Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Level(s) in Building	Type of Heating	Limited Common Elements**	Allocated Interest*
3301-A	1,291	1,369	2	2	1 gas	1	G.F.A.	Side Patio, 2-car garage, driveway parking space	6.25%
3301-B	1,593	1,456	2	2	1 gas	1&2	G.F.A.	Side Deck, 2-car garage, driveway parking space	6.25%
3301-C	1,367	1,605	2	2	1 gas	1&2	G.F.A.	Front Deck, 2-car garage, driveway parking space	6.25%
3301-D	1,584	1,456	2	2	1 gas	1&2	G.F.A.	Side Deck, 2-car garage, driveway parking space	6.25%
3301-E	1,301	1,369	2	2	1 gas	1	G.F.A.	Side Patio, 2-car garage, driveway parking space	6.25%
3321-A	1,368	1,456	2	2	1 gas	1&2	G.F.A.	Rear Deck, 2-car garage, driveway parking space	6.25%
3321-B	1,424	1,573	2	2	1 gas	1	G.F.A.	Rear Patio, 2-car garage, driveway parking space	6.25%
3321-C	1,365	1,456	2	2	1 gas	1&2	G.F.A.	Rear Deck, 2-car garage, driveway parking space	6.25%
Totals									100%

* Allocated interests are the percentages of undivided interests in the Common Elements, fractional liability for the Common Expenses of the Association, and portions of the votes in the Association, allocated to each Unit under Sections 5.3, 7.4.2, and 10.6 of the Declaration, pursuant to RCW 64.34.224(1). ALL ALLOCATED INTERESTS ARE SUBJECT TO CHANGE UPON AN EXERCISE OF DEVELOPMENT RIGHTS, as described at Section 3.3.2(a) of the Declaration.

** Items listed are Limited Common Elements permanently assigned to their respective Units as identified above, pursuant to Section 6.1 of the Declaration.

‡ G.F.A.=Gas forced air.



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