



200806190102

Skagit County Auditor

**AFTER RECORDING MAIL TO:**

6/19/2008 Page

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8 2:02PM

James A. Wynstra  
Attorney at Law  
PO Box 409  
Lynden, WA 98264

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**FIRST AMENDMENT TO THE DECLARATION  
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS  
FOR MARINER'S RIDGE, A CONDOMINIUM**

Reference Numbers of related documents: **200606120160**

Grantor(s)/Declarant: **HOMESTAR NORTHWEST, LLC**

Grantee(s): **MARINER'S RIDGE, A CONDOMINIUM; THE PUBLIC**

Legal Description (abbreviated): **LTS 15-20, 1-6 BL 36, KELLOGG AND FORD'S  
ADDITION**

Assessor's Property Tax Parcel Account Number(s):

This is the First Amendment to the "Declaration and Covenants, Conditions, Restrictions and Reservations for MARINER'S RIDGE, A CONDOMINIUM". The original Declaration and Covenants, Conditions, Restrictions and Reservations was recorded in the office of the Auditor of Skagit County, Washington, on June 12, 2006, under Skagit County Auditor File No. 200606120160. The said Declaration is hereby amended to include the property described on Exhibit A as part of the Condominium and to provide for phasing as follows:

**SEE EXHIBITS A, B AND C ATTACHED HERETO  
AND BY THIS REFERENCE INCORPORATED HEREIN.**

Reference to Survey Maps and Plans. The Survey Maps and Plans of Phase II of the Condominium referred to herein consists of 8 sheets as prepared by SEMRAU ENGINEERING & SURVEYING and were filed with the Recorder of Skagit County, Washington, simultaneously with the recording of this Amendment to the Declaration under File No. 200806190101.

IN WITNESS WHEREOF the undersigned Declarant has executed this Amendment at Lynden, Washington, this 18 day of JUNE, 2008.

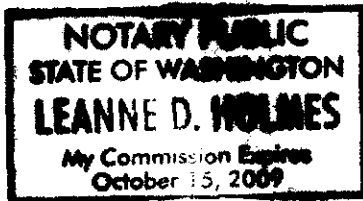
HOMESTAR NORTHWEST, LLC

By: *James A. Wynstra*  
James A. Wynstra, President  
Homestead Northwest, Inc., Member

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I hereby certify that I know or have satisfactory evidence that JAMES A. WYNSTRA 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 HOMESTEAD NORTHWEST, INC., Member of HOMESTAR NORTHWEST, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 18 day of June, 2008



*Leanne D. Holmes*  
NOTARY PUBLIC in and for the State  
of Washington, residing at Lynden.  
My commission expires: October 15, 2009

Exhibit A

MARINER'S RIDGE  
TOTAL PARCEL DESCRIPTION

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

LOTS 15 THROUGH 20 AND LOTS 1 THROUGH 6, BLOCK 36, "KELLOGG AND FORD'S ADDITION TO ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH VACATED ALLEY IN BLOCK 36, VACATED IN ORDINANCE NO. 2362 AND ATTACHES BY OPERATION OF LAW;

EXCEPT THE NORTH 12.12 FEET OF LOTS 1 THROUGH 6 OF SAID BLOCK 36;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 36, 12.12 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°52'32" EAST FOR 182.58 FEET TO AN INTERSECTION WITH THE EAST LINE OF BLOCK 36; THENCE SOUTH ALONG THE EAST LINE THEREOF FOR 50 FEET TO A POINT 153.88 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°52'32" WEST FOR 182.35 FEET TO THE WEST LINE OF SAID BLOCK 36; THENCE NORTH 00°32'27" WEST ALONG THE WEST LINE THEREOF FOR 50 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPT EXISTING ROADWAY WHICH PROVIDES ACCESS TO THE RIDGE DEVELOPMENT.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

ALL THOSE PORTIONS OF PARCEL "B" AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 15 OF SURVEYS, AT PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF BLOCKS 29 AND 36 AND OF VACATED ALLEY AND VACATED 37TH STREET INCLUDED, KELLOGG AND FORD'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG THE WEST LINE OF SAID PARCEL "B" A DISTANCE OF 280.82 FEET; THENCE SOUTH 26°39'06" WEST, A DISTANCE OF 138.18 FEET; THENCE SOUTH 89°52'32" EAST A DISTANCE OF 62.57 FEET TO THE WEST LINE OF SAID PARCEL "B"; THENCE SOUTH 0°16'24" EAST ALONG SAID WEST LINE A DISTANCE OF 163.88 FEET; THENCE EAST A DISTANCE OF 158.94 FEET; THENCE SOUTH A DISTANCE OF 40.77 FEET; THENCE EAST A DISTANCE OF

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124.84 FEET; THENCE SOUTH A DISTANCE OF 55.32 FEET TO THE SOUTH LINE OF SAID PARCEL "B"; THENCE FOLLOWING THE EXTERIOR BOUNDARY OF SAID PARCEL "B" FOR THE FOLLOWING FOUR COURSES: NORTH 89°44'10" EAST A DISTANCE OF 51.78 FEET; THENCE NORTH 0°18'36" WEST A DISTANCE OF 264.00 FEET; THENCE NORTH 0°16'58" WEST A DISTANCE OF 401.45 FEET; THENCE SOUTH 89°46'58" WEST A DISTANCE OF 334.86 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF PARCEL B AS SHOWN ON MARINER'S RIDGE VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED DECEMBER 7, 2005, UNDER AUDITOR'S FILE NO. 200512070089, RECORDS OF SKAGIT COUNTY WASHINGTON AND SURVEY MAP RECORDED DECEMBER 7, 2005, UNDER AUDITOR'S FILE NO. 200512070088 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

THE ABOVE PARCEL "A" AND "B" ALSO BEING ALL CURRENT AND FUTURE PHASES OF MARINER'S RIDGE CONDOMINIUM.

Units may not be built on all of the above described property. Portions of the above described real property may be withdrawn and not become a part of the condominium.



## EXHIBIT B

1. Recreational Facilities: None
2. Moorage Slips: None
4. Parking: one and one-half spaces per unit
5. Description of Unit Types:
  - a. Unit Type: A
    - i. No. of Bathrooms 2
    - ii. No. of Bedrooms 2
    - iii. No. of Fireplaces Optional Electric
    - iv. Type of Heat Electric
    - v. Approximate Unit Square Footage: 1,088
  - b. Unit Type: B
    - i. No. of Bathrooms 2
    - ii. No. of Bedrooms 2
    - iii. No. of Fireplaces Optional Electric
    - iv. Type of Heat Electric
    - v. Approximate Unit Square Footage 1,096
  - c. Unit Type C
    - i. No. of Bathrooms 2.75
    - ii. No. of Bedrooms 3
    - iii. No. of Fireplaces Optional
    - iv. Type of Heat Electric
    - v. Approximate Unit Square Footage 1,512
  - d. Unit Type D
    - i. No. of Bathrooms 2.75
    - ii. No. of Bedrooms 3
    - iii. No. of Fireplaces Optional
    - iv. Type of Heat Electric
    - v. Approximate Unit Square Footage 1,530



- e. Unit Type E
- |      |                                 |          |
|------|---------------------------------|----------|
| i.   | No. of Bathrooms                | 2.75     |
| ii.  | No. of Bedrooms                 | 3        |
| iii. | No. of Fireplaces               | Optional |
| iv.  | Type of Heat                    | Electric |
| v.   | Approximate Unit Square Footage | 1,492    |
- f. Unit Type F
- |      |                                 |          |
|------|---------------------------------|----------|
| i.   | No. of Bathrooms                | 2.75     |
| ii.  | No. of Bedrooms                 | 4        |
| iii. | No. of Fireplaces               | Optional |
| iv.  | Type of Heat                    | Electric |
| v.   | Approximate Unit Square Footage | 2,188    |

6. Number of Units:

Phase I included 12 units.

12 units are included in Phase II of the condominium

END OF EXHIBIT B



EXHIBIT C

| Building | Unit No. | Approximate Unit Building Area | Floor Location | Unit Building Type (Open) | Declared Value | Allocated Interests (%) | No. of Attached Garage Parking Spaces | No. of Open Parking Spaces |
|----------|----------|--------------------------------|----------------|---------------------------|----------------|-------------------------|---------------------------------------|----------------------------|
| C        | 100      | 1,088                          | 1              | A                         | \$339,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 101      | 1,096                          | 1              | B                         | \$449,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 102      | 1,096                          | 1              | B                         | \$449,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 103      | 1,096                          | 1              | B                         | \$449,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 104      | 1,088                          | 1              | A                         | \$339,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 200      | 1,512                          | 2-3            | C                         | \$449,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 201      | 1,530                          | 2-3            | D                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 202      | 1,492                          | 2-3            | E                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 203      | 1,492                          | 2-3            | E                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 204      | 1,530                          | 2-3            | D                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 205      | 1,492                          | 2-3            | E                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 206      | 2,188                          | 2-3            | F                         | \$599,950      | 4.1666                  | 0                                     | 1.5                        |
| Building | Unit No. | Approximate Unit Building Area | Floor Location | Unit Building Type (Open) | Declared Value | Allocated Interests (%) | No. of Attached Garage Parking Spaces | No. of Open Parking Spaces |
| B        | 100      | 1,088                          | 1              | A                         | \$339,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 101      | 1,096                          | 1              | B                         | \$449,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 102      | 1,096                          | 1              | B                         | \$449,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 103      | 1,096                          | 1              | B                         | \$449,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 104      | 1,088                          | 1              | A                         | \$339,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 200      | 1,512                          | 2-3            | C                         | \$449,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 201      | 1,530                          | 2-3            | D                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 202      | 1,492                          | 2-3            | E                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 203      | 1,492                          | 2-3            | E                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 204      | 1,530                          | 2-3            | D                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 205      | 1,492                          | 2-3            | E                         | \$439,950      | 4.1666                  | 0                                     | 1.5                        |
|          | 206      | 2,188                          | 2-3            | F                         | \$599,950      | 4.1666                  | 0                                     | 1.5                        |



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NOTES

1. The First Phase is 12 Units.
2. The Second Phase is 12 Units. The Declarant reserves the right to create up to 41 total Units, up to 17 in future phases.

END OF EXHIBIT C



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