



200809190124

Skagit County Auditor

9/19/2008 Page 1 of 4 3:26PM

**Return Recorded Document To:**

Peter & Susan Janicki  
24917 Benham Road  
Mount Vernon, WA 98273

Chicago Title IC46467  
Escrow IMV3310

**FIRST AMMENDMENT TO  
THE DECLARATION OF  
COVENANTS, CONDITIONS  
AND RESERVATION**

**FOR**

**Short Plat PL06-1052 & P#33712**

**Recorded Under AF# 200808120118**

Grantor: ***Peter & Susan Janicki***

Grantee: The Public

Abbreviated Legal Description:

Lots 1 of short plat PL06-1052—P#33709  
Lot 2 of short plat PL06-1052—P#127844  
Lot 3 of short plat PL06-1052—P#127845  
P#33712 tax number 350302-4-006-0307

**Section 2.1 has been deleted**

**Section 3.2 has been deleted**

**Section 3.3 has been change to read**

Section 3.3. Accessory Structures. All accessory structures plans shall be approved by the board.

**Section 3.3.2 has been deleted**

**Section 3.4 has been changed to read**

3.4 Homes. The living area of the main house Structure, exclusive of open porches and garages shall be not less than (i) 2000 square feet. Each home must have a garage, which shall be of such size' as to accommodate at least two automobiles. No mobile or manufactured homes may be built on the property, maximum of two stories above ground level.. The Board is authorized to grant a variance as to these size requirements upon receiving an application from the owner of a lot showing reason.

**Section 3.6.1 has been changed to read**

3.6.1 "Residential Use". The dwelling within the Structures are intended for and restricted to use as single family residences only, on an ownership, rental, or lease basis, and for social recreational, or other reasonable activities normally incident to such use which includes home offices. All lots under constructions shall be maintained in a clean and orderly fashion and free from trash, debris or refuse of any kind ; and in the case of construction on a Lot, the Owner of any Lot shall be responsible for daily clean-up of the construction site and the entire Lot (if necessary) so as to prevent the disorderly and unappealing appearance of short plat #PL06-1052 & P#37712. All construction sites shall maintain, in working order, portable or other toilet facilities for use by construction crews and construction crews shall use said facilities at all times

**Section 3.6.3 has been changed to read**

3.6.3 "Completion of Construction". Any Structure erected or placed on any Lot shall be completed as to external appearance within twelve (12) months from the date Construction is started, however, with good cause shown, the Board may extend this term. All yards and landscaping must be completed within three (6) months from the date of completion of the Structure, however, with good cause shown, the Board may extend this term. All yards and landscaping must be completed within three (6) months from the date of completion of the Structure, however, with good cause shown, the Board may extend this term. All Lots shall be maintained in a neat and orderly condition during Construction.



200809190124  
Skagit County Auditor

**Section 3.6.4 has been changed to read**

3.6.4 "Parking". No none running vehicles may be parked outside. Campers, trailers and boats must be parked in a garage or accessory building or screened from sight.

**Section 3.6.9 has been changed to read**

3.6.9 "Radio and Television Aerials". No television or radio aerial and no satellite receiving dish or other electronic receiving device shall be placed or erected outside of any building on any lot except two 18" or less DSS dish.

**Section 3.6.11 has been changed to read**

3.6.11 "Offensive Activity". No trade, craft, business, profession, commercial or manufacturing enterprise or business or commercial activity of any kind, including day schools, nurseries, or church schools, shall be conducted or permitted on and Lot, except as to home offices which are specifically set forth in Section 3.6.1 provided, however that such home occupations are conducted in 'a manner allowed by law and if such occupation will not, in the reasonable judgment of the Association, cause traffic congestion or other disruption of the short plat #PL06-1052 & P#37712 community; nor shall goods, equipment, vehicles, or materials used in connection therewith, be kept, parked, stored, dismantled or repaired outside on any Lot or any street within the Property.

**Section 3.6.13 has been changed to read**

3.6.13 "Fences". No fence shall be constructed on any Lot without the prior written approval of the Board, which approval may be granted or denied in the Board's sole discretion. All fences shall be constructed in a good and workman-like manner of suitable fencing materials.

**Section 3.6.17 has been changed to read**

3.6.17 Trees planted by the Developer down the main driveway cannot be cut down.—One Tree may be moved to enable lot 2 to do turn around driveway. Maintenance of this area is the sole responsibility of the owner of Lot 3 of short plat PL06-1052 P#127845.



200809190124  
Skagit County Auditor

Dated this 18 day of Sept., 2008

By: \_\_\_\_\_

Susan Janicki  
P. to Jh.

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence Peter Janicki and Susan Janicki signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledge it as the \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008

NOTARY PUBLIC in and for the State of  
Washington residing at: \_\_\_\_\_

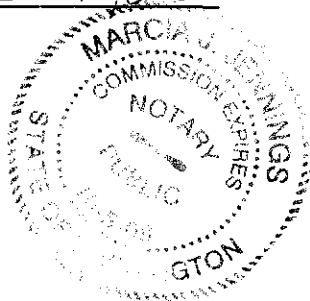
Print Name: \_\_\_\_\_

My appointment expires : \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Peter Janicki and Susan Janicki are the persons who appeared before me, and said persons are to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Dated: September 18, 2008



Marcia J. Jennings

Notary Public in and for the State of  
Washington, residing at Sedro Woolley  
My appointment expires: 10/5/2008  
Marcia J. Jennings



200809190124  
Skagit County Auditor

9/19/2008 Page

4 of

4 3:26PM