

AFTER RECORDING RETURN TO:  
HUGH LEWIS, ATTORNEY AT LAW, P.C.  
2200 RIMLAND DRIVE, SUITE 220  
BELLINGHAM, WA 98226



200809250040

Skagit County Auditor

9/25/2008 Page

1 of

3 11:18AM

TITLE OF DOCUMENT:

FIRST AMENDMENT TO DECLARATION FOR VIEW  
RIDGE VILLAS, A CONDOMINIUM

AF# OF AFFECTED DOCUMENT:

AF # 200711130143

GRANTOR:

ANACORTES VIEW RIDGE, LLC

GRANTEE:

THE GENERAL PUBLIC

ACCOMMODATION RECORDING ONLY

GUARDIAN NORTHWEST TITLE CO.

WILD

**FIRST AMENDMENT TO DECLARATION  
FOR VIEW RIDGE VILLAS, A CONDOMINIUM**

PURPOSE: TO CORRECT TECHNICAL ERRORS IN THE ORIGINAL DECLARATION TO  
RESOLVE INCONSISTENCIES BETWEEN SECTION 3.3 AND EXHIBIT C TO THE DECLARATION

THIS AMENDMENT is made this 24 day of Sept., 2008, by ANACORTES  
VIEW RIDGE, LLC, a Washington Limited Liability Company ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant executed certain Condominium Instruments establishing View Ridge  
Villas, a Condominium in Skagit County, Washington and caused the Declaration to be recorded in the land  
records of said County; the Declaration was recorded at Auditor's File No. 200711130143, along with a  
Survey Map and Plans, which were contemporaneously recorded at Auditor's File No. ~~2007111301432~~

200711130142

WHEREAS, Section 3.3 of the Declaration stated that no Development Rights had been reserved by  
the Declarant, but Exhibit C to the Declaration labeled parking spaces P1 through P30 as "Subject to  
Assignment" by the Declarant;

WHEREAS, Declarant wishes to reserve the right to assign those parking spaces as Limited Common  
Elements pursuant to Sections 3.3 and 6.1 of the Declaration, and RCW 64.34.216(1)(i), and consistent with  
Exhibit C to the Declaration;

WHEREAS, Declarant also wishes to reserve the right to reallocate Limited Common Elements with  
respect to Units that have not been conveyed by the Declarant;

WHEREAS, pursuant to Section 17.6 of the Declaration, the Declarant may unilaterally amend the Condominium Instruments from time to time to correct technical errors.

NOW, THEREFORE, pursuant to and in compliance with Section 17.1 of the Declaration and RCW 64.34.216(1)(i) and 64.34.228(2), the Declarant hereby amends the Declaration as follows:

3.3 Development Rights.

3.3.1 Description.

Pursuant to RCW 64.34.216(1)(j), the Declarant has reserved Development rights which are personal to the Declarant and may be exercised, or not exercised, at the sole discretion of the Declarant. These include the rights: to reallocate Limited Common Elements with respect to Units that have not been conveyed by the Declarant, and to assign portions of the Common Elements as Limited Common Elements; such areas are parking spaces listed on Exhibit C to the Declaration with the notation "SA."

3.3.1 Procedure for Exercise.

(a) To exercise any Development Right reserved under Section 3.3.1 of this Declaration, the Declarant shall prepare, execute, and record an amendment to the Declaration. The amendment shall designate the Unit to which a Limited Common Element is allocated to the extent required by RCW 64.34.228. No allocation shall be deemed to be completed until the Amendments described above shall have been recorded.

3.3.2 Time Limits on Development Rights.

The Declarant may exercise the Development Rights described in Section 3.3.1 of this Declaration within five years from the date of the conveyance by the Declarant of the first Unit in the Condominium to a person other than the Declarant.

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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 set forth above.

Declarant:  
ANACORTES VIEW RIDGE, L.L.C.

By *James Attuberg*

Its *Acting Manager*



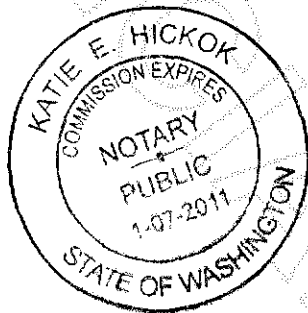
STATE OF WASHINGTON )

COUNTY OF Skagit )

) ss.

I hereby certify that I know or have satisfactory evidence that Jones Atterberry 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 acknowledged it as the Declaration of the Declarant, Anacortes View Ridge, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: September 24, 2008.



Katie E. Hickok

NOTARY PUBLIC for the State of  
Washington. My Commission  
expires 1-7-11



200809250040

Skagit County Auditor

9/25/2008 Page

3 of

3 11:18AM