



200910080106  
Skagit County Auditor

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Document Title:

Amendment Section 8 VIEWMONT CONDOMINIUM DEVELOPMENT

Reference Number:

9808170136 9808170136

Grantor(s):

additional grantor names on page \_\_\_

1. VIEWMONT CONDOMINIUM DEVELOPMENT

2. VIEWMONT OWNERS ASSOCIATION, INC

Grantee(s):

additional grantee names on page \_\_\_

1. PUBLIC

2.

Abbreviated legal description:

full legal on page(s) \_\_\_

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page \_\_\_

"AMENDED"  
DECLARATION FOR THE  
VIEWMONT CONDOMINIUM DEVELOPMENT

SECTION 8 – USES, MAINTENANCE, ALTERATIONS – COVENANTS, CONDITIONS AND RESTRICTIONS.

Add:

8.1.1 Ownership No one owner or entity may own 10% or more (more than 2 units) of the units in the condominium after December 31, 2009.

Amend to read:

8.10 Leases Unit owners may not lease or rent to others less than the entire unit, except for storage and parking spaces. For units or spaces, there must be a written lease or rental agreement, a copy of which must be filed with the board, which must recite that it is subject to the declaration, bylaws, and rules and regulations, and must not be for a term less than thirty (30) days, except that institutional first mortgages in possession of a unit after any form of mortgage foreclosure or realization on security may lease or rent for shorter periods. All such leases or rental agreements shall provide that compliance with the declaration, bylaws, and rules by the lessees or tenant is a condition of the agreement and that the board or any unit owner may enforce this provision of the lease. See Section 6 respecting leases of parking or storage spaces. No lease may be made which would place any unit or the building in violation of any law or ordinance. If the leases or rental agreements do not initially contain all provisions of this Section 8.10 or relevant provisions of Section 6, then by operation of this declaration they shall be deemed to include all such provisions as if specifically set forth therein.

There is no restriction on the number of rental units at the date of this amendment (September 28, 2009). However, when a unit is sold, it must not be sold as a rental unit. It must be owner occupied. Exception is for second homes, including units purchased for family members to occupy.



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"AMENDED"  
DECLARATION FOR THE  
VIEWMONT CONDOMINIUM DEVELOPMENT

SECTION 5 - LIMITED COMMON AREAS AND FACILITIES

5.4 Mail Boxes The mail box with the same number as the unit.

Amended to read -

5.4 Mail Boxes Mail box as assigned by the U. S. Post Office.

SECTION 8 - USES, MAINTENANCE, ALTERATIONS - COVENANTS, CONDITIONS AND RESTRICTIONS

8.11 Pets Pets are generally prohibited. However, the Board of Directors may grant approval on an individual case by case basis. On approval the occupant shall abide by the regulations as provided annually by the Association.

Amended to read -

8.11 Pets Pets are generally prohibited. However, the Board may grant approval on an individual case by case basis. On approval the occupant shall abide by the regulations as provided annually by the Association. No dogs are allowed as of March 6, 2001



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