



201003030089
Skagit County Auditor

3/3/2010 Page 1 of 2 3:41PM

When recorded return to:

Michael A. Winslow
411 Main Street
Mount Vernon, Washington 98273

Grantors: The Ridge at Maddox Creek Condominium Association

Grantees: The General Public

Reference Nos of Documents

Assigned or Released: 200406230100, 20407150082, 200504060078, 200806160175

***Fourth Amendment to Declaration
for The Ridge at Maddox Creek Condominium***

THIS DECLARATION, pursuant to the provisions of the Washington Condominium Act, is made and executed this 3 day of March, 2010, by The Ridge at Maddox Creek Condominium Association ("HOA").

WHEREAS, a condominium now known as the Ridge at Maddox Creek was created through the recordation of the Declaration for said Condominium recorded under Auditor's File No. 200309120223, and supplemented by the First Supplemental Declaration of The Ridge at Maddox Creek recorded under Auditor's File No. 200407150082, Second Supplemental Declaration of The Ridge at Maddox Creek recorded under Auditor's File No. 200504060078, and the Third Supplemental Declaration of The Ridge at Maddox Creek recorded under Auditor's File No. 200806160175, along with the survey map and plans for said Condominium recorded in the records of Skagit County, Washington.

WHEREAS, the HOA proposes to amend the Declaration to establish certain restrictions on the rental and leasing of units in order to protect the property values of the unit owners. NOW, THEREFORE, the HOA does hereby amend and restate the following sections of the Declaration in the manner which follows:

- Article 15, Restrictive Covenants: Paragraph 15.3 is amended to read as follows:
 15.3 Conveyances of a Possessory Interest. Unless a school impact fee has been paid in accordance with Article 15.4 hereof, any sale of, lease of, grant of a life estate in, or other conveyance of any possessory interest in, or offer to make such conveyance of, an interest in a Unit or in all or part of the Project will only be made to a person or persons who will comply with the restrictions set forth in this Article 15 of the Declaration or Restrictive Covenant granted to Mount Vernon School District #320 by the Declarant, recorded June 6, 2004, under Skagit County Auditor's File #200406230100.

Provided that unit owners may rent or lease their units (reference to lease or rental shall hereafter be made by the term "rental"), upon the condition that the initial term of any rental must be at least 30 days, and further provided that no more than 30% of all the units of the Association may be rented at any one time. The Board of Directors of The Ridge at Maddox Creek Condominium Association shall have the power to make exception to the 30% limitation on rental of units upon a showing of circumstances which constitutes an emergency for the unit owner, such as illness, death, loss of income or other substantial reason which prevents the unit owner from occupying the premises, personally. Any such exception shall be for a predetermined period not to exceed one year, or until the unit is sold, whichever event occurs first. All tenants of units within the Association shall be subject to the same conditions, covenants and restrictions, as well as rules pursuant to the by-laws, as all owners residing in the property, including senior housing requirements. Other than as provided in this Amendment or elsewhere in the Declaration of Covenants or amendments thereto, there are no restrictions on the right of any unit owner to rent such owner's unit.

EXCEPT as modified by this Amendment, all the terms and provisions of the condominium instruments referenced herein are expressly ratified and confirmed, and shall remain in full force and effect.

IN WITNESS WHEREOF, the HOA has caused this Fourth Supplemental Declaration to be executed this 3 day of March, 2010.

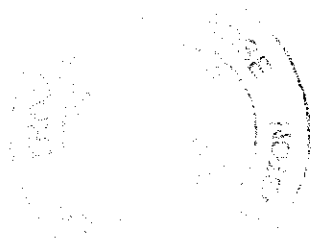
The Ridge at Maddox Creek Condominium Association

By: William D. Farris

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that William Farris is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the President of The Ridge at Maddox Creek HOA, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: 3-3, 2010.



Thomas Rose, Notary Public
My commission expires 4-1-2012

