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Skagit County Auditor

After Recording Return To:
William Stiles
8286 Stiles Lane
Sedro-Woolley, WA 98284

8/10/2010 Page 1 of 6 2:54PM

TITLE OF DOCUMENT:	6 th Amendment to Declaration of Covenants, Conditions, Restrictions and Reservations For Cascade Palms, an Adult Condominium
GRANTORS:	William A. Stiles, Jr. and Betty M. Stiles, and Stiles Properties, LLC
GRANTEES:	The General Public
ABBR. LEGAL:	Cascade Palms BSP #02-973
TAX PARCEL NOS.	P119761 – P119792, ET. AL.

**SIXTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS
FOR CASCADE PALMS, AN ADULT CONDOMINIUM**

THIS DECLARATION, pursuant to the provisions of the Washington Condominium Act (RCW 64.34), is made and executed this 4th day of August, 2010, by WILLIAM A. STILES, JR. and BETTY M. STILES and STILES PROPERTIES, LLC, a Washington Limited Liability Company ("Declarants").

Declarants propose to amend the condominium now known as Cascade Palms, An Adult Condominium, according to the Declaration thereof recorded under Auditor's File No. 200311030251 and amended under Auditor's File Nos. 200508080174, 200608280228, 200706220126 and 200805050116, records of Skagit County, Washington. The purpose of this Sixth Amendment to the herein-referenced Declaration is to declare that the portion of Phase 4 shown as Tract B on the Cascade Palms Binding Site Plan Amendment will not be included in the condominium and the Unit Percentages will be adjusted accordingly as set forth herein. The property referred to herein as Phase 4 is legally described as follows:

Live-Work Units 1 through 7, 1st story office and 2nd story residential units of "CASCADE PALMS BINDING SITE PLAN NO. 02-973", approved November 6, 2002, and recorded November 12, 2002, under Auditor's File No. 200211120149, records of Skagit County, Washington; being a portion of Lots 8, 9, 10, 11 and 12, "SEDRO ACREAGE" as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

NOW, THEREFORE, Declarants do hereby declare and provide as follows:

Pursuant to the following provisions of the above-referenced Declaration;

Article 21.4 Election Not to Expand to One or More Subsequent Phases.

If Declarants do not expand the Condominium into the final phase(s), or such subsequent phase(s) as the project shall have been expanded into, the first phase (Phase I) shall constitute a complete, fully operational Condominium, and the parcel or parcels of land not encompassed by the Condominium may be used for any lawful purpose. If Declarants determine that they will not expand the Condominium into a subsequent phase or phases, they may record an amendment to this Declaration, signed only by Declarants, describing the land that will not be included in the Condominium.

Article 21.5 Unit Percentage Interest.

The unit percentage interest of each Unit shall be in accordance with the attached Schedule B. When each subsequent phase(s) is added, the unit percentage interest shall be computed by taking as a basis an equal share per Unit of the total number of Units for all phases then recorded.

Article 22.2 Binding Site Plan Map and Amendments.

Except as otherwise provided herein, the Binding Site Plan Map may be amended by revised versions or revised portions thereof referred to and described as to effect in an amendment to the Declaration adopted as provided for herein. Copies of any such proposed amendment to the Binding Site Plan Map shall be made available for examination by every Owner. Such amendment to the Binding Site Plan Map shall be effective, once properly adopted, upon recordation in the appropriate county office in conjunction with the Declaration amendment. No such amendment to the Binding Site Plan Map shall be effective until approved by the City of Sedro-Woolley under then applicable regulations.

the Declarants hereby declare as follows:

1. That the proposed Tract B, as shown on the attached maps of the above-referenced Declaration will not be included in the condominium and the Binding Site Plan will be amended to eliminate the seven (7) Professional Office (Live-Work) Sub-Lots and the designated parking and landscaping delineated on Phase 4 thereon and the said parcel shown as "Tract B" on the Proposed Map may be subsequently used for any lawful purpose, in accordance with the provisions of Articles 21.4 and 22.2 set forth above. (See "Current" and "Proposed" maps attached hereto.)
2. In accordance with the provisions of Article 21.5 set forth above, Schedule B, as amended, of the above-referenced Declaration regarding Unit Percentages (the fractional percentage of allocated ownership interest of each unit in and to the common areas) will be amended from 1/39th allocated interest to 1/32nd allocated interest, which is the total number of Units for all phases now part of the condominium. Amended Schedule B is attached hereto.
3. If future development of the parcel described as Tract B involves connecting to any of the utility systems, (sewer, storm water drainage, water, etc.) within the Cascade Palms Condominium that are currently located on, under or connected to the parcel described as Tract B; a joint maintenance agreement for the future maintenance, repair, and/or replacement of said systems must be amended or newly executed between the parties based on a pro rata share of the usage of said systems.

IN WITNESS WHEREOF, the Declarants have caused this Sixth Amendment To Declaration Of Covenants, Conditions, Restrictions and Reservations For Cascade Palms, An Adult Condominium to be executed this 4th day of AUGUST, 2010.



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Skagit County Auditor

DECLARANTS:

William A. Stiles, Jr.
William A. Stiles, Jr.

Betty M. Stiles
Betty M. Stiles

STILES PROPERTIES, LLC

By: William A. Stiles, Jr.
Manager

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this day personally appeared before me William A. Stiles, Jr. and Betty M. Stiles to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4 day of August, 2010

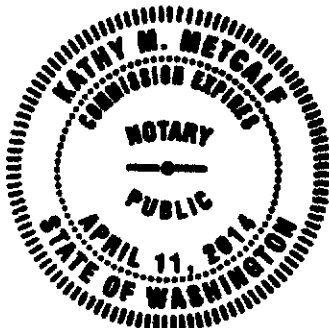


Kathy M. Metcalf
Notary Public in and for the State of Washington,
Residing at Sedro-Woolley
My commission expires: 4-11-2014

State of Washington)
County of Skagit) ss.

On this 4 day of August, 2010 before me personally appeared William A. Stiles, Jr., to me known to be the Manager of the Limited Liability Company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above first written.



Kathy M. Metcalf
Notary Public in and for the State of Washington,
residing at Sedro-Woolley
My commission expires: 4-11-2014



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SIXTH AMENDMENT TO SCHEDULE B

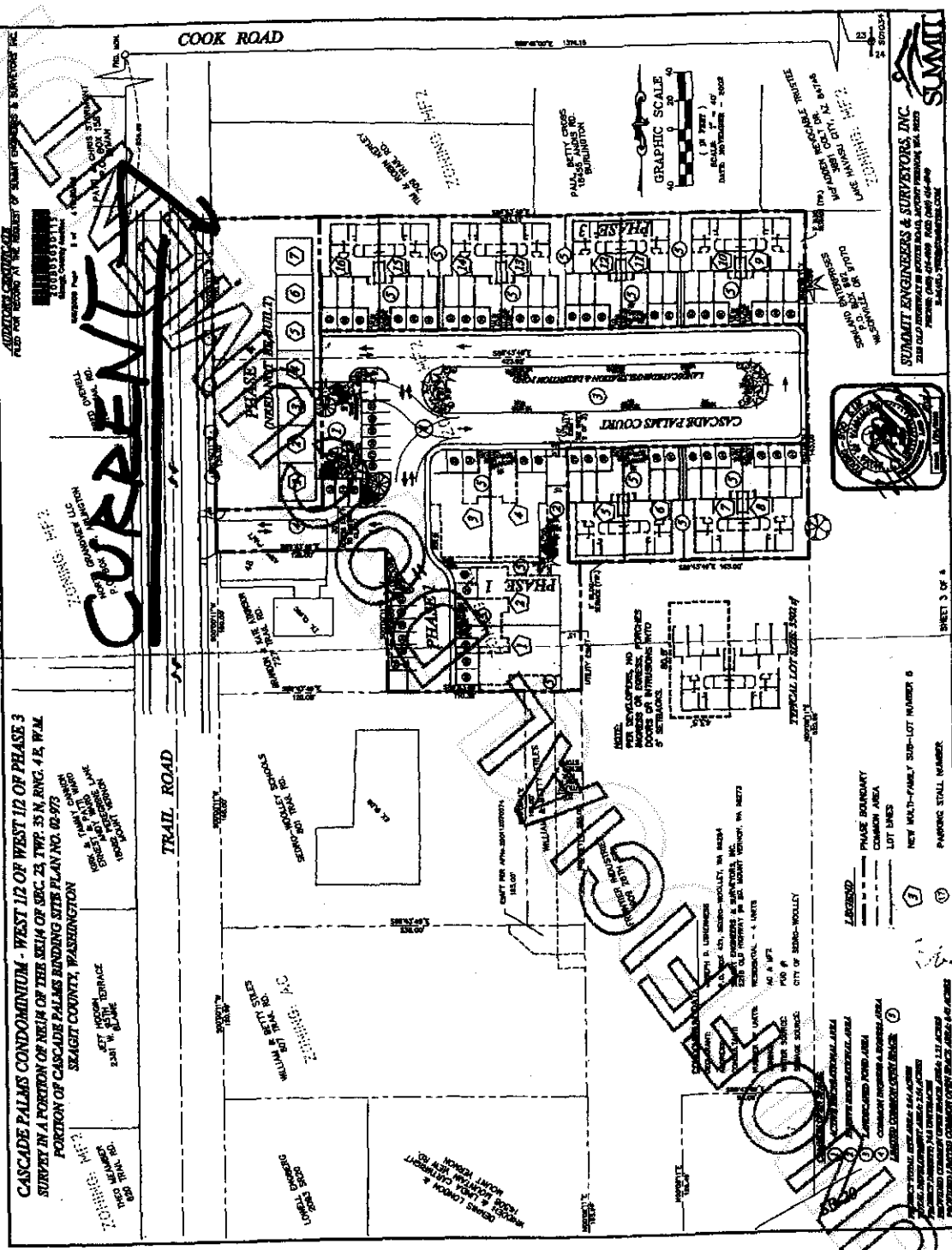
Allocated undivided interest in Common Areas per residential unit type, Phases 1, 2 & 3:

(* = Unit will not be included in Condo per Article 21.4 of Declaration)

	Building Number	Unit Number (Address)	Unit Area (s.f.)	Floor Location	Unit Type	Declared Value	Allocated Interest (Fraction)	No. of Garage Parking Spaces	No. of Open Parking Spaces
PHASE 1	1	733	1,230	1	Type 1	\$139,950	1/32	1	1 - #32
	1	735	1,230	1	Type 1	\$139,950	1/32	1	1 - #28
	1	737	1,434	2	Type 2	\$149,950	1/32	1	1 - #31
	1	739	1,434	2	Type 2	\$149,950	1/32	1	1 - #29
	2	721	1,246	1	Type 1	\$139,950	1/32	1	1 - #36
	2	723	1,246	1	Type 1	\$143,950	1/32	1	1 - #34
	2	725	1,568	2	Type 2	\$169,950	1/32	1	1 - #35
	2	727	1,580	2	Type 2	\$169,950	1/32	1	1 - #33
PHASE 2	3	711	1,230	1	Type 1	\$154,950	1/32	1	1 - #41
	3	713	1,230	1	Type 1	\$154,950	1/32	1	1 - #37
	3	715	1,580	2	Type 2	\$184,970	1/32	1	1 - #40
	3	717	1,580	2	Type 2	\$184,950	1/32	1	1 - #38
	4	701	1,230	1	Type 1	\$154,950	1/32	1	1 - #47
	4	703	1,230	1	Type 1	\$154,950	1/32	1	1 - #42
	4	705	1,580	2	Type 2	\$184,950	1/32	1	1 - #46
	4	707	1,580	2	Type 2	\$184,950	1/32	1	1 - #45
PHASE 3	5	700	1,230	1	Type 1	\$179,950	1/32	1	1 - #48
	5	702	1,230	1	Type 1	\$184,950	1/32	1	1 - #49
	5	704	1,580	2	Type 2	\$199,500	1/32	1	1 - #52
	5	706	1,580	2	Type 2	\$197,950	1/32	1	1 - #53
	6	710	1,230	1	Type 1	\$184,950	1/32	1	1 - #54
	6	712	1,230	1	Type 1	\$184,950	1/32	1	1 - #55
	6	714	1,580	2	Type 2	\$212,950	1/32	1	1 - #57
	6	716	1,580	2	Type 2	\$212,950	1/32	1	1 - #58
	7	718	1,230	1	Type 1	\$219,950	1/32	1	1 - #60
	7	720	1,230	1	Type 1	\$219,950	1/32	1	1 - #61
	7	722	1,580	2	Type 2	\$249,950	1/32	1	1 - #62
	7	724	1,580	2	Type 2	\$249,950	1/32	1	1 - #63
	8	728	1,230	1	Type 1	\$229,950	1/32	1	1 - #64
	8	730	1,230	1	Type 1	\$229,950	1/32	1	1 - #65
	8	732	1,580	2	Type 2	\$259,950	1/32	1	1 - #66
	8	734	1,580	2	Type 2	\$259,950	1/32	1	1 - #67
	9*	738							
	9*	740							
	9*	742							
	9*	744	PHASE 4 – WILL NOT BE INCLUDED IN CONDO						
	9*	746							
	9*	748							
	9*	750							



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