

AFTER RECORDING RETURN TO:
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BELLINGHAM, WA 98226



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Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

m-19503

TITLE OF DOCUMENT:

THIRD AMENDMENT TO DECLARATION OF
COVENANTS FOR MONTREAU, P.U.D.

AF# OF AFFECTED DOCUMENT:

AF# 200805010004

GRANTOR:

MONTREAU COMMUNITY ASSOCIATION

GRANTEE:

THE GENERAL PUBLIC

**THIRD AMENDMENT TO DECLARATION OF COVENANTS
FOR MONTREAU, P.U.D.**

PURPOSE: TO MODIFY PARKING RESTRICTIONS FOR RECREATIONAL VEHICLES

THIS AMENDMENT is made this 24th day of February, 2012, by
MONTREAU COMMUNITY ASSOCIATION, a Washington Nonprofit Miscellaneous and Mutual
Corporation ("Association").

WITNESSETH THAT:

A. WHEREAS, the Community's original Declarant caused a Declaration of Covenants
["Covenants"], affecting all Lots in the Montreux Community, to be recorded at Auditor's File No.
200805010004, records of Skagit County, Washington. The Covenants have been amended by instruments
recorded at Auditor's File Nos. 201008230281 and 201108290064;

B. WHEREAS, pursuant to Section 17.1 of the Declaration of Covenants, the Association may
amend the Community's Governing Documents from time to time, by the vote or agreement of Owners of
Lots to which at least sixty percent (60%) of the votes in the Association are allocated;

WHEREAS, the Association has determined that it is necessary or desirable to amend portions of
the Covenants addressing the parking of recreational vehicles, in the manner hereinafter specified, and has
obtained the necessary consent of the requisite percentage of Owners prior to the date of this Amendment.

NOW, THEREFORE, pursuant to and in compliance with Section 17.1 of the Covenants, the
Association hereby amends Section 9.1.5 of the Covenants as follows:

9.1.5 RV Parking.

Except as hereinafter provided, junk vehicles (as defined in RCW 46.55.010), Recreational Vehicles (including without limitation camper-trailers, mobile homes, motor homes, "fifth-wheels", off-road vehicles, boats, airplanes or etc.), large commercial-style vehicles (including without limitation trucks, tractors, large vans or other types of vehicles or equipment which either require a commercial vehicle operator's license or which exceed 6,000 lbs in gross vehicle weight) or any other type of vehicle or equipment which exceeds 20 feet in length may not be stored, kept or maintained anywhere within the Community. *Bona fide* Recreational Vehicles of any size not prohibited by resolution of the Board of Directors may be parked in driveway areas for up to a maximum of three consecutive nights to facilitate loading and unloading thereof. A small Recreational Vehicle may also be parked or maintained within a garage that is constructed within the Lot in accordance with Design Guidelines for such purpose adopted by the Board of Directors. The Board may require removal of any vehicle or equipment not authorized by this Section; if it is not so removed, the Board may cause its removal at the risk and expense of the owner thereof, under such reasonable procedures as may be consistent with the provisions of RCW 46.55. Failure of an Owner or other occupant to remove such a vehicle or equipment from a Lot or the Common Areas may result in any or all remedies available to the Association under the Governing Documents. The Board may adopt additional rules and regulations regarding parking and storage of Recreational Vehicles.

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EXCEPT as modified by this Amendment, all of the terms and provisions of the Governing Documents are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed as of the date first written above.

MONTREAUX COMMUNITY ASSOCIATION

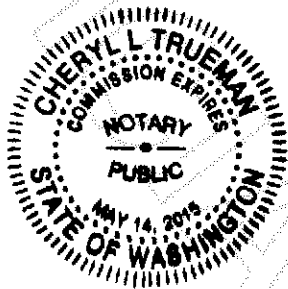
By Kendra Decker, its President



STATE OF WASHINGTON     )  
                                          ) ss.  
COUNTY OF SKAGIT        )

I hereby certify that I know or have satisfactory evidence that Kendra Decker  
is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that  
she was authorized to execute the instrument and acknowledged it as the President of MONTREAUX COMMUNITY  
ASSOCIATION, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: April 3, 2012.



[Signature]  
NOTARY PUBLIC for the State of  
Washington. My Commission  
expires 5/14/15



# MONTREAUX

Montreaux Community Association  
ANNUAL MEETING  
Friday, February 24, 2012, 4:00 P.M.  
Montreaux Model Home – Lot 15  
1152 Chestnut Loop  
MOUNT VERNON, WA 98274

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## MINUTES

Present: Kendra Gentry-Decker, Dave Moreland, Nelson and Kathleen Hoose, Pam and Frank Bell, Pat Gage, Joe and Claudia Edwards, Graeme Blake, Dick and Carol Sabo, Jim and Susan Morgan, Russ and Cathy Leach, Gordon and Trish Mitchell, Bessie Wright, Susan Peterson and Michelle Lozier

The meeting was called to order at 4:10

Kendra Decker greeted everyone and asked everyone to stand up and introduce themselves and state what home they lived in.

Decker then updated the membership on what Landed Gentry has been doing at Montreaux. She shared their plans to continue building inventory with a goal of having four finished homes available to purchase at all times. In addition, she shared that sales have been steady and thanked everyone for opening up their homes last fall to potential buyers.

In addition, Decker informed the association that we have reverted back to the original bylaws in order to stay consistent with the age restriction in the neighborhood.

Decker opened up the floor for discussion on the proposed 3<sup>rd</sup> amendment to the CC&R's regarding allowing RV garages. Pat Gage stated that she didn't feel that it was necessary, as their van/RV fits fine in the standard garage. Russ Leach stated that he didn't see a problem with the design. Graeme Blake stated that he felt like there was too much roof exposed on the sample elevation and suggested that Landed Gentry should try to minimize it if possible. Decker responded stating that Landed Gentry would do their best to make sure that the RV garages fit the design aesthetic of the neighborhood. Decker called for a vote to approve the amendment by a show of hands. 1 vote to disapprove the amendment in person, and 1 vote to disapprove via proxy. All others approved the amendment.

Decker stated that the budget had been approved by the board and that the association needed to ratify it. Before voting, Dave Moreland explained the \$8 monthly increase and attributed it to the increase costs in landscape maintenance, the addition of directors and



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officers insurance and the setting aside of funds to have a reserve study completed. Decker then addressed the association and asked for any opposed to the budget to show their hands. No one opposed the budget and it was ratified.

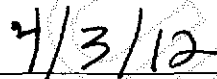
Decker addressed the association and asked if there were any volunteers who would like to serve on the board along with Pam. Russ Leach was nominated and accepted to serve on the board.

Decker opened the floor to discuss the common area park and basketball hoop. She explained that Landed Gentry has a desire to remove the basketball post and asphalt and to re-sod the area after correcting some drainage issues. The membership was supportive of this and requested that we consider adding various amenities such as: putting/chipping green, horse shoe pit, bocce ball court, fire pit and gazebo. The membership also unanimously voted to see if Landed Gentry could remove the play equipment and replace it with one of the previous listed options. Decker said that she would look into this with the city and with Landed Gentry to see what could be done.

That being the last item on the agenda, Decker opened the floor for general discussion. Several of the members are concerned about neighborhood kids playing around the neighborhood. Most concerning are the teenage boys who are walking on the top of the fencing around the community, damaging it along with utility boxes and construction materials. Several homeowners have chased after them and have called the police. It was suggested that we look into a block watch program. The general consensus was that this was a good idea and that we should investigate this more thoroughly. Decker said she would look into this. Another suggestion was to add a do not trespass sign on the back gate near lot 37, as most of the children seem to be gaining access through this area. Another topic that has become quite an issue is outside neighbors walking their dogs in the community and not picking up after their pets. Gordon Mitchell suggested installing a few poop stations around the community and Dave Moreland suggested talking with the Eaglemont HOA about adding something to their newsletter.

The meeting was adjourned at 5:05

  
Minutes taken by Kendra Decker

  
Date



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