



201303290158

Skagit County Auditor

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Cedar Point, A Condominium
1155 Decatur Circle
Burlington, Wa 98233

**FIFTH AMENDMENT TO THE DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS
FOR CEDAR POINT, A CONDOMINIUM**

Reference Numbers of Related Documents : 200201100079

Grantor(s) : CEDAR POINT, A CONDOMINIUM

Grantee(s) : PUBLIC

Legal Description (Abbreviated) : Lots 1A through 20B, CEDAR POINT, A CONDOMINIUM

Assessor's Property Tax Parcel Account Number(s) :

4788-000-001-0100/P118735	4788-000-001-0200/P118736	4788-000-002-0100/P118737
4788-000-002-0200/P118738	4788-000-003-0100/P118739	4788-000-003-0200/P118740
4788-000-004-0100/P118741	4788-000-004-0200/P118742	4788-000-005-0100/P118743
4788-000-005-0200/P118744	4788-000-006-0100/P118745	4788-000-006-0200/P118746
4788-000-007-0100/P118747	4788-000-007-0200/P118748	4788-000-008-0100/P118749
4788-000-008-0200/P118750	4788-000-009-0100/P118751	4788-000-009-0200/P118752
4788-000-010-0100/P118753	4788-000-010-0200/P118754	4788-000-011-0100/P118755
4788-000-011-0200/P118756	4788-000-012-0100/P118757	4788-000-012-0200/P118758
4788-000-013-0100/P118759	4788-000-013-0200/P118760	4788-000-014-0100/P118761
4788-000-014-0200/P118762	4788-000-015-0100/P118763	4788-000-015-0200/P118764
4788-000-016-0100/P118765	4788-000-016-0200/P118766	4788-000-017-0100/P118767
4788-000-017-0200/P118768	4788-000-018-0100/P118769	4788-000-018-0200/P118770
4788-000-019-0100/P118771	4788-000-019-0200/P118772	4788-000-020-0100/P118773
4788-000-020-0200/P118774		

This is the Fifth Amendment to the Declaration and Covenants, Conditions, Restriction and Reservations for Cedar Point, A Condominium.

The original Declaration and Covenants, Conditions and Reservations for Cedar Point, A Condominium (hereinafter " Declaration ") was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File Number 200201100079 - date 01/10/2002.

The First Amendment to the Declaration was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File Number 200404270060 - dated 04/27/04

The Second Amendment to the Declaration was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File Number 200603010116 - dated 03/01/06

The Third Amendment to the Declaration was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File Number 200706040181 - dated 06/04/07

The Fourth Amendment to the Declaration was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File Number 200802290192 - dated 02/29/08

1) The Declaration is amended at **ARTICLE 11 Use; Regulation of Uses; Architectural Uniformity**, Paragraph **11.14.5**, as amended with the Second Amendment on 03/01/06, is hereby deleted in its entirety and the following Paragraph **11.14.5** is inserted in its place.

2) Paragraph **11.14.5 Rental Units Limited**

The maximum number of Rental Units in Cedar Point, A Condominium, shall be restricted to Eight (8) Units.

A List is maintained comprising all Units for which a Rental Agreement exists. The intent of this restriction is such that no Unit shall be conveyed from its Legal Owner to another Person or Entity intending Rental of the Unit, except where the current number of Rental Units on the aforementioned List is Seven (7) or fewer Units. If any previously Rented Unit is either Sold or Conveyed, that Unit Will Not Be " Grandfathered " as a Rental.

If a Rental Unit that is Sold or Conveyed is currently Rented, the Current Tenant can continue to Rent or Lease the Unit. At the time that the Current Tenant vacates the premises, Rental of the Unit will No Longer Be Allowed.

If the Unit is Vacant at the time of the Sale or Conveyance, Rental of the Unit will Not Be Allowed.

A second List titled the " **CPCOA Owner's Rental Waiting List** ", is maintained and will be comprised of Owners wishing to Rent their Units in the future. This List is administered on a " First Come, First Served " basis.

If the Purchaser of the Rental Unit desires to continue Renting the Unit, the Owner's Name will be placed at the end of the Cedar Point Condominium Owners Association's " **CPCOA Owner's Rental Waiting List** " .

If the situation arises that there are fewer than Eight (8) Current Rental Units, the First Person or Entity on the Waiting List will be offered the ability to Rent their Unit. If that offer is declined, the Person or Entity will be moved to the bottom or removed from the Waiting List. In the aforementioned instance, the next Person or Entity on the List will be offered the opportunity to Rent Their Unit.



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