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Skagit County Auditor

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After Recording Return to:

Cedar Heights Homeowners Association
P. O. Box 291
Mount Vernon, WA 98274

Document Title:

FOURTH AMENDMENT TO DECLARATION OF RESERVATIONS, RESTRICTIVE COVENANTS AND EASEMENTS OF CEDAR HEIGHTS PUD 1/PHASE 1 **and**
THIRD AMENDMENT TO DECLARATION OF RESERVATIONS, RESTRICTIVE COVENANTS AND EASEMENTS OF CEDAR HEIGHTS PUD 1/PHASE 2

Grantor(s): Cedar Heights Homeowners Association

Grantee: Lots 1 through 123, inclusive, Tract A and Tract B of the Plat of Cedar Heights PUD 1, Phase 1, per Plat recorded under Skagit County Auditor's File No. 200701190116, records of Skagit County, Washington.

Lots 124 through 221, inclusive, and Tracts C, D, E, F, G, H, I, J and K of the Plat of Cedar Heights PUD 1, Phase 2, per Plat recorded under Skagit County Auditor's File No. 200705310138, records of Skagit County, Washington

Legal Description: Lots 1 through 123, inclusive, Tract A and Tract B of the Plat of Cedar Heights PUD 1, Phase 1, per Plat recorded under Skagit County Auditor's File No. 200701190116, records of Skagit County, Washington. **and**

Lots 124 through 221, inclusive, and Tracts C, D, E, F, G, H, I, J and K of the Plat of Cedar Heights PUD 1, Phase 2, per Plat recorded under Skagit County Auditor's File No. 200705310138, records of Skagit County, Washington.

Assessor's Property Tax Parcel Account Number:

Phase 1, Parcel Account Numbers P125697 – P125816, inclusive, **and**
Phase 2, Parcel Account Numbers P126179 – P126278, inclusive

This Amendment is made to the Plat of Cedar Heights PUD 1/Phase 1 Declaration of Reservations, Restrictive Covenants and Easements, dated January 17, 2007, and recorded January 19, 2007, under Skagit County Auditor's File No. 200701190117, **and** Amendments to said document: dated May 16,

2007, and recorded May 23, 2007, under Skagit County Auditor's File No. 200705230184; and dated June 14, 2007, and recorded June 20, 2007, under Skagit County Auditor's File No. 200706200115 and

This Amendment is further made to the Plat of Cedar Heights PUD 1/Phase II Declaration of Reservations, Restrictive Covenants and Easements, dated May 18, 2007, and recorded May 31, 2007, under Skagit County Auditor's File No. 200705310139, and Amendments to said document: dated June 18, 2007, and recorded June 20, 2007, under Skagit County Auditor's File No. 200706200116; and dated January 4, 2008, and recorded January 11, 2008, under Skagit County Auditor's File No. 200801110076.

The following language contained in the documents referenced above is hereby stricken:

Section 9.10 - BUILDER EXEMPTION. Notwithstanding any other provision herein, D. B. Johnson Construction, Inc. and related parties are exempt from any charges or assessments by the Homeowners Association, regardless of whether such charges are monthly, quarterly, or annual or after specific charges.

A new Section 9.10 is hereby added:

Section 9.10 - NO EXEMPTION. No property, whether owned by an individual(s) or entity, is exempt from any assessment, regular or special, outlined in Sections 9.2 through 9.5 stated above. If more than one property is owned by the same individual(s) or entity, said owner is responsible for an assessment on each separate property.

Except as expressly amended hereby, the Declaration remains in full force and effect as written. Defined terms in the Declaration have the same meanings herein, except as expressly hereby modified.

CEDAR HEIGHTS HOMEOWNERS ASSOCIATION

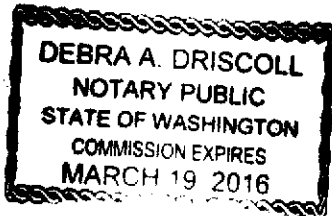
By *[Signature]*
Michael Minton
Director/President

Dated this ___ day of April, 2013.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me, MICHAEL MINTON, to me known to be the President and a Director of Cedar Heights Homeowners Association and acknowledged to me that he was authorized to execute the foregoing instrument as such, and that said instrument was the free and voluntary act and deed of the entity referenced, for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me this 2nd day of April, 2013.



[Signature]
Print Name: Debra A Driscoll
NOTARY PUBLIC in and for the State of
Washington residing in Burlington
My Commission expires: 3-19-16

