

When recorded return to:

MICHAEL J. SPINK, CPA
1016 S. Third Street
Mount Vernon, Washington 98273



201407150044

Skagit County Auditor

\$75.00

7/15/2014 Page

1 of

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**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR ASCENSION WAY SUBDIVISION**

GRANTOR: Gary Lohman and Gail Lohman, husband and wife; Lohink, LLC
a Washington limited liability company; and Happy Face Farms, Inc., a
Washington corporation.

GRANTEE: The Public.

LEGAL DESCRIPTION (abbreviated):

Lot 1, 2, 3, and 4 of S/P No. 07-0302 and Lot 1, 2, and 3, S/P No. 06-0430.

Full legal description set forth on page 2.

ASSESSOR'S PROPERTY TAX

PARCEL OR ACCOUNT NO.	P125963	P130142	P130143	P126365
	P130144	P27819	P126364	

REFERENCE NOS OF DOCUMENTS

ASSIGNED OR RELEASED: 201012300121

Amendment to Declaration of Covenants, Conditions and Restrictions

This Amendment to Declaration of Covenants, Conditions and Restrictions is made and dated this ____ day of June, 2014, by Gary and Gail Lohman, husband and wife, Lohink, LLC (erroneously referred to previously as *Lohink Properties*), a Washington limited liability company; and Happy Face Farms, Inc., a Washington corporation; hereafter referred to collectively as "Owners." This document amends that certain Declaration of Covenants,

Amendment to Declaration of Covenants,
Conditions and Restrictions

-1-

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Conditions and Restrictions for Ascension Way Subdivision, recorded under Skagit County Auditor File No. 201012300121, recorded December 30, 2010, as more particularly described herein below.

This document affects property legally described as follows:

Lots 1, 2, 3, and 4 of Skagit County Short Plat No. 07-0302, recorded under Auditor File No. 201005130041, and Lots 1, 2, and 3 of Skagit County Short Plat No. 06-0430, recorded under Auditor File No. 200706270177.

The said Declaration of Covenants, Conditions and Restrictions is amended as to paragraphs 11, 12, and 23. These paragraphs are amended in their entirety to read as follows:

11. Architectural Control Committee. The Architectural Control Committee shall be composed of the Manager of Lohink, LLC, who may act individually or who may appoint additional members of the Architectural Control Committee from among the owners of lots within the described subdivisions. If there is more than one member of the Architectural Control Committee, then the Committee shall act by majority vote. A majority of the Committee may designate a representative to act for it. Neither the members of the Committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this Covenant. At such time as two-thirds of the lots within the subdivisions have been sold, and residences constructed thereon, then a majority of the record owners of the lots which are the object of these Covenants shall have the power, through a duly recorded written instrument, to change the membership of the Architectural Control Committee, therein appointing members from among the owners within the subdivisions to serve as members of the Architectural Control Committee.

12. Building Restrictions. All homes constructed on the lots within the said subdivisions must be *stick-built* or new modular homes on a permanent concrete foundation. With respect to the dwelling, the total area of the main structure, exclusive of porches and attached garages, shall be not less than 1,800 square feet of heated floor space. Detached garages, barns and/or shop buildings are also permitted, provided that they comply with current County building codes when constructed. Roofing material for all homes, garages, barns and outbuildings must qualify for 40-year or longer life when installed.

23. Term and Amendment. These Covenants are to run with the land and shall be binding on all owners of the lots described herein for a period of 35 years, commencing December 30, 2010, after which time said Covenants shall be automatically extended for successive periods of ten years. These Covenants may be amended by an instrument executed with the same formalities as the original Declaration and this Amendment, so long as the same is approved by not less than a majority of the owners of the lots which are subject to these Covenants. Provided that, so long as Lohink, LLC, Michael Spink or Roger Junquist, or any entity in which they have an share,

Amendment to Declaration of Covenants,
Conditions and Restrictions

-2-

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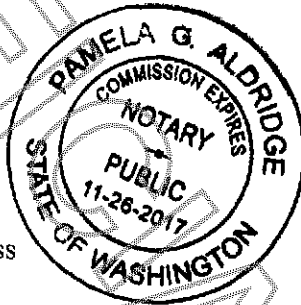


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State of Washington)
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County of Skagit)

I certify that I know or have satisfactory evidence that Travis Lohman 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 Happy Face Farms, Inc., to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: June 13th, 2014.

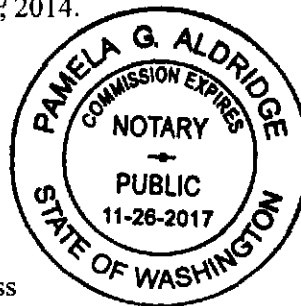


Pamela G. Aldridge
Pamela G. Aldridge, Notary Public
My commission expires 11-26-17

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Gary Lohman 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 Treasurer of Happy Face Farms, Inc., to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: June 27th, 2014.

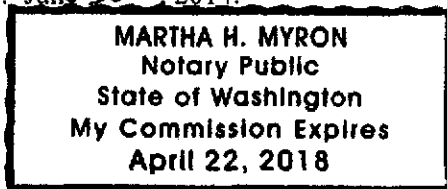


Pamela G. Aldridge
Pamela G. Aldridge, Notary Public
My commission expires 11-26-17

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Michael J. Spink 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 Manager of Lohink, LLC, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: June 30, 2014.



Martha H. Myron
MARATHA H MYRON, Notary Public
My commission expires 4/22/18

Amendment to Declaration of Covenants,
Conditions and Restrictions -4-
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