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201512160015

Skagit County Auditor \$77.00
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| DOCUMENT TITLE: | Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Skagit Highlands Residential Property to Add Additional Real Property - Skagit Highlands Division 2A |
| REFERENCE NUMBER(S): | 200508170114; 2015 <u>12160014</u> |
| GRANTOR(S): | The Quadrant Corporation, a Washington corporation |
| GRANTEE(S): | The Quadrant Corporation, a Washington corporation; Skagit Highlands Homeowners Association; the Public |
| LEGAL DESCRIPTION: | Lots 7-17, and Tracts 900, 901, 902 and 903, Skagit Highlands Division 2A, AFN <u>201512160014</u> (aka Tract 911, Skagit Highlands Division 2, AFN 200604040052) |
| ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER | |

**AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS & RESTRICTIONS OF SKAGIT HIGHLANDS RESIDENTIAL
PROPERTY TO ADD ADDITIONAL REAL PROPERTY -
SKAGIT HIGHLANDS DIVISION 2A**

A. RECITALS

1. Declaration of Covenants. The Declaration of Covenants, Conditions and Restrictions of Skagit Highlands is recorded at Skagit County Recording Number 200508170114, and the amendments to add Additional Property were recorded at Skagit County Recording Numbers 200604060049, 200605230088, 200605260150, 200608250117, 200612210068 and 200806040066 (hereafter collectively referred to as the "Declaration"). The Declaration is a covenant and equitable servitude imposed upon the following real property (the "Properties" as defined in the Declaration):

Division 1:

Lots 1 through 45 and Tracts 900 through 909 of Skagit Highlands, Division 1, according to the plat thereof recorded at Skagit County Recording Number 200508160182, records of Skagit County, Washington.

Division 2:

Lots 1 through 6 and Lots 18 through 73, and Tracts 900 through 908 and Tract 911 of Skagit Highlands, Division 2, according to the plat thereof recorded at Skagit County Recording Number 200604040052, records of Skagit County, Washington.

Division 3:

Lots 1 through 62 and Tracts 900 through 907 of Skagit Highlands, Division 3, according to the plat thereof recorded at Skagit County Recording Number 200605150163, records of Skagit County, Washington.

Division 4:

Lots 1 through 69 and Tracts 900 through 911 of Skagit Highlands, Division 4, according to the plat thereof recorded at Skagit County Recording Number 200608230062, records of Skagit County, Washington.

Division 5, Phase 1:

Lots 1 and 2, 53 through 56, 167 through 333, 366 through 369, 405 through 423, and Tracts T-1, P-1, P-2, AU-1, OS-1 and OS-2 of Skagit Highlands, Division 5, Phase 1, according to the plat thereof recorded at Skagit County Recording Number 200612210067, records of Skagit County, Washington.

Division 5, Phase 2:

Lots 3 through 52, 57 through 166, 334 through 365, 370 through 404 and Tracts T-2, P-3, P-4, OS-3, OS-4, OS-5, OS-6, OS-7, L-1, RD-1, and SL-1 of Skagit Highlands, Division 5, Phase 2, according to the plat thereof recorded at Skagit County Recording Number 200801170047, records of Skagit County, Washington.

A related agreement affecting the Real Property, the Declaration of Easements and Covenant To Share Costs for Skagit Highlands, is recorded at Skagit County Auditor's No. 200508170113 ("Covenant"). The Quadrant Corporation, a Washington corporation, holds the Declarant Rights granted by the Declaration.

2. Additional Real Property. Declarant is the owner in fee simple of the following real property (hereafter referred to herein as the "Additional Real Property" and as "Skagit Highlands Division 2A"):

LOTS 7 THROUGH 17 and TRACTS 900, 901, 902 and 903, Plat of Skagit Highlands Division 2A, according to the plat recorded at Auditor's File No. 201512160014 (which is a re-plat of Tract 911 of Skagit Highlands, Division 2, according to the plat thereof recorded at Skagit County Recording Number 200604040052, records of Skagit County, Washington.).

3. Purpose of Amendment. The purpose of this Amendment is to add the Additional Real Property described herein to the Declaration, subject it to the terms of the Covenant, and to confirm the title to all common areas located in Skagit Highlands Division 2A in the Skagit Highlands Homeowners Association, as elected by the Declarant.

**B. AMENDMENT OF THE DECLARATION AND COVENANT
TO ADD ADDITIONAL REAL PROPERTY**

The Additional Real Property qualifies under Article IX, Section 9.1 of the Declaration to be added to the definition of the "Properties" contained in the Declaration in Article II, definition number 2.33. Therefore, the Declarant, which owns such Additional Real Property, elects to subject the Additional Real Property to the terms of the Declaration as permitted by Article IX. The Additional Real Property and the Real Property collectively the "Properties" are henceforth subject to the terms of the Declaration, and the Owners of Lots located on such Additional Real Property are hereby granted all the rights and benefits to which Members of the Association are entitled. By such addition to the Declaration, the Additional Real Property is also made a part of the Residential Property described in the Covenant, definition number 1.19.

The undersigned hereby covenants, agrees and declares that all of the Additional Real Property and Housing Units constructed on the Additional Real Property are and will be held, sold and conveyed subject to the Declaration and the Covenant, which are made for the purpose of enhancing and protecting the value, desirability and attractiveness of the Real Property and the Additional Real Property for the benefit of all of the Real Property, the Additional Real Property and the owners thereof. The covenants, restrictions, reservations and conditions contained in the Declaration and the Covenant shall run with the Additional Real Property as easements and equitable servitudes, and shall be binding upon the Additional Real Property and each portion thereof, and all persons owning, purchasing, leasing, subleasing or occupying any Lot on the Additional Real Property, and upon their respective heirs, successors and assigns.

C. COMMON AREAS CONFIRMED OWNED BY HOMEOWNERS ASSOCIATION

The land located in the plat of Skagit Highlands Division II, legally described as:

TRACTS 900 and 901 OF SKAGIT HIGHLANDS DIVISION 2A,
ACCORDING TO THE PLAT THEREOF RECORDED AT SKAGIT
COUNTY AUDITOR'S FILE NO. 201512160014, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

is hereby confirmed as the property of the Skagit Highlands Homeowners Association, as conveyed to the Association by recordation of the plat of Skagit Highlands Division 2A, and is hereby added to the Common Area, as defined in the Declaration in Article II, definition number 2.9. The Common Areas shall also include any planter islands identified on the face of the plat. The Association shall henceforth administer such Common Areas located in Skagit Highlands Division 2A, along with the Common Areas delineated on the other plats of Skagit Highlands.

D. EFFECTIVE DATE

This Amendment shall be effective on the date it is recorded in the Skagit County Recorder's Office.

DECLARANT:
THE QUADRANT CORPORATION
a Washington corporation

By



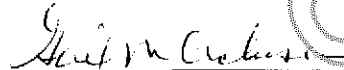
Bonnie Geers
Its Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Bonnie Geers is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as a VICE PRESIDENT of **The Quadrant Corporation, a Washington Corporation** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.



DATED: December 8, 2015



GAIL M. ACHESON (Printed Name)

Notary Public - My Appointment Expires: 9/15/19

COMMON AREAS ACCEPTED BY:
SKAGIT HIGHLANDS HOMEOWNERS ASSOCIATION

By Julie Arzberger
Julie Arzberger
Its President

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JULIE ARZBERGER is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as PRESIDENT of the **Skagit Highlands Homeowners Association, a Washington non - profit corporation** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.



DATED: December 8, 2015

Gail M. Acheson
GAIL M. ACHESON (Printed Name)
Notary Public - My Appointment Expires: 9/15/19