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Skagit County Auditor

AFTER RECORDING RETURN TO:

Bayview Executive Hangars, LLC.
5503 Vale Street,
Anacortes, WA 98221

Title of Document:

FIRST AMENDMENT TO DECLARATION OF
COVENANTS FOR BAYVIEW EXECUTIVE
HANGARS CONDOMINIUM

AF# OF AFFECTED DOCUMENT: 200803130040

GRANTOR: BAYVIEW EXECUTIVE HANGARS, LLC.

GRANTEE: THE GENERAL PUBLIC

ABBREV. LEGAL DESCRIPTION: BAYVIEW EXECUTIVE HANGARS CONDO,
LOT 81, PHASE 1, AF#200303040030.

FULL LEGAL DESCRIPTION: BUILDING ONLY, CE - SHARED BATHROOM OF
BAYVIEW EXECUTIVE HANGARS CONDO, LOCATED ON LOT 81 P120186; OF
AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1,
AF#200303040030.

**FIRST AMENDMENT TO DECLARATION OF COVENANTS FOR
BAYVIEW EXECUTIVE HANGARS CONDOMINIUM**

PURPOSE: TO NOTIFY OF THE EXERCISES THE RIGHT TO DEVELOP ADDITIONAL
UNITS TO THE CONDOMINIUM.

This Amendment is made this 14 day of May, 2018, by Bayview Executive
Hangars, LLC., a Washington Limited Liability Company ("Declarant").

WITNESSETH THAT:

A. WHEREAS, the Community's Declarant platted Bayview Executive Hangars
Condominium at Skagit Regional Airport in Burlington, Washington, and caused a Declaration
of Covenants, Conditions, Restrictions and Reservations to be recorded in the land records of
Skagit, County, Washington, at Auditor's File No. 200803130040, to accompany the Survey

Map for Bayview Executive Hangars Condominium which was contemporaneously recorded at Auditor's File No. 20080313039.

B. WHEREAS, pursuant to Section 17.6 of the Declaration of Covenants, the Declarant may unilaterally adopt and file amendments to the Declaration and to the Survey Map and Plans in order to exercise any Development Rights or Special Declarant Right reserved by the Declarant under the Declaration;

C. WHEREAS, in Sections 3.3 and 4.1 of the Declaration of Covenants, the Declarant reserved Development Rights to add four (4) additional Units to the Condominium.

D. WHEREAS, the Declarant has exercised Development Rights and has built four (4) additional units to the Condominium, under the authority of Sections 3.3 and 4.1 of the Declaration of Covenants.

Now, THEREFORE, pursuant to and in compliance with Section 17.6 of the Declaration of Covenants, the Declarant hereby amends the following Sections of the Declaration of Covenants, as follows:

The additional units created are hereby identified as 2A, 2B, 2C, and 2D.

Pursuant to RCW 64.34.224(1), the Declarant has allocated to each unit in the Condominium an equal undivided interest in the Common Elements of the Condominium, which is known as the Allocated Interest in the Common Elements. Pursuant to Section 5.3.2, each Unit's Allocated Interest in the Common Elements is an equal percentage of 12.5%.

Pursuant to RCW 64.34.224(1), The Declarant has allocated to each unit in the Condominium an equal vote in the Association which is known as the Unit's Allocated Interest for voting, or "vote." Pursuant to Section 7.4.2, each Unit's Allocated Interest for voting is an equal percentage of 12.5%.

Pursuant to RCW 64.34.224(1), The Declarant has allocated to each unit in the Condominium a liability for payment of the Common Expenses of the Association which is known as the Unit's Allocated Interest for Common Expense Liability. Pursuant to Section 10.6.1, each Unit's Allocated Interest for Common Expense Liability is an equal percentage of 12.5%.

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 Declarant has caused this Amendment to be executed as of the date first written above.

Declarant:

BAYVIEW EXECUTIVE HANGARS, LLC.

By: 

Brian Hofferth, President