

When Recorded Return to:

Richard A. Davis III
Chmelik Sitkin & Davis P.S.
1500 Railroad Avenue
Bellingham, WA, 98225



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06/25/2018 03:09 PM Pages: 1 of 10 Fees: \$108.00
Skagit County Auditor

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS, AND RESERVATIONS
FOR
THE ISLES P.U.D.**

Grantor: The Isles P.U.D.

Grantee: The Public

Legal Description: The Isles P.U.D., as per plat recorded May 3, 2006 under Auditor's File
Number 200605030185, records of Skagit County, Washington

Assessor's Tax/Parcel Numbers:

4889-000-001-0000/P124388
4889-000-003-0000/P124390
4889-000-005-0000/P124392
4889-000-007-0000/P124394
4889-000-009-0000/P124396
4889-000-011-0000/P124398
4889-000-013-0000/P124400
4889-000-015-0000/P124402
4889-000-017-0000/P124404

4889-000-002-0000/P124389
4889-000-004-0000/P124391
4889-000-006-0000/P124393
4889-000-008-0000/P124395
4889-000-010-0000/P124397
4889-000-012-0000/P124399
4889-000-014-0000/P124401
4889-000-016-0000/P124403
4889-000-999-0000/P124405

Reference Numbers of Related Documents: 200605050122, 200905190024, 201104270014

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS, AND RESERVATIONS FOR THE ISLES P.U.D.

I. RECITALS

1. Identification of Original Declaration and Prior Amendments. The Declaration establishing The Isles P.U.D. (the "Isles"), was recorded by its Declarant at Auditor's File No. 200605050122 among the land records of Skagit County, Washington. The Declaration has been amended previously by instruments recorded at Auditor's File Nos. 200905190024 and 201104270014 records of Skagit County, Washington.
2. Purpose of Amendment. The original Declaration was drafted to allow short term rentals which the Association believes is inconsistent with the residential character of the Isles. This Amendment is designed to address the short term rental issue. This Amendment is also designed to add enforcement authority to the Board by allowing the imposition of fines.
3. Description of Process Required in Original Declaration for this Amendment. Pursuant to Section 9.1 of the Declaration, said Declaration generally may be amended by the vote or agreement of Owners of Units holding at least seventy-five (75%) of the Owners or their Voting Representatives.
4. Statement of Compliance. The Association, having obtained the required vote or agreement of the Owners or their Voting Representatives as described in Section 1.3 hereof, now adopts this Third Amendment to Declaration for the Isles.

II. AMENDMENTS

1. The definition of "Governing Documents" in Section 1.8 is amended as follows:

"Governing Documents" means this Declaration, the Articles of Incorporation, the Bylaws of the Association and the Rules and Regulations adopted by the Board, as any of the foregoing may be amended from time to time.
2. The first sentence of Section 7.1 of the Declaration is deleted and replaced with the following:

7.1 Residential Use and Character of Property and Type of Construction. The dwelling units with the Isles shall be used as single-family dwellings ("Residences") by their Owners or by their tenants pursuant to the Lease Restrictions contained herein.
3. Section 7.16 is deleted and replaced with the following:

7.16 Enforcement. The Board shall have primary responsibility for maintaining and enforcing compliance with the Governing Documents. The Board, in its discretion, or any Owner, may prosecute any proceeding at law or in equity against any Person or Persons violating or attempting to violate any provision in the Governing Documents; to prevent such violation and/or to recover damages for such violation.

7.16.1 Fines. In addition to any other remedies available in the Governing Documents or applicable law, the Board may impose and collect reasonable fines against Owners for violations of any of the Governing Documents. PROVIDED, however, that no fine may be levied unless (1) the Board has by resolution established a schedule of fines which has been furnished

THIRD AMENDMENT TO DECLARATION OF CONVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND RESERVATIONS FOR THE ISLES P.U.D.

to all Owners prior to the alleged violation, and (2) the allegedly offending Owner has been provided with notice of and an opportunity to be heard at a hearing to be conducted pursuant to the provisions of the Bylaws. Fines shall constitute a Special Assessment on the Lot and all its appurtenances from the date the fine becomes due and until paid. These fines may be foreclosed in like manner as liens for nonpayment of assessments under the Declaration.

4. A new Section 7.17 is added as follows:

17. Lease Restrictions. An Owner may only lease or rent a Residence by entering into a written lease or rental agreement ("Lease"). Any verbal or oral lease is void and shall constitute a violation of this Declaration. Any Lease shall be required, and shall be deemed, to provide that the terms of the Lease shall be subject in all respects to the provisions of the Declaration, Bylaws and Rules and Regulations, and that any failure by the tenant to comply with such provisions shall be a default under the Lease, entitling the Association to enforce such provisions as a real party in interest. The Association shall be entitled to receive a copy of any Lease from the Owner and/or the tenant. Except for the Grandfathered Owners below, the use of a Residence or any portion thereof as a vacation rental, month to month rental or short term rental is expressly prohibited. No Lease shall be for a term of less than six (6) months.

7.17.1 Grandfathered Owners. As of the date of recording this Third Amendment, only the following specifically listed Owners herein ("Grandfathered Owners") may continue to rent their Residence listed below for periods of less than six months provided that they comply with the provisions of section 7.17.2. This section 7.17.1 shall automatically terminate upon conveyance of the following Residence to a new Owner.

(a)	Grandfathered Owners:	Tim and Rosamma Weston
	Residence:	3916 Cottage PL
		Anacortes, WA 98221
		Parcel No. P124389

7.17.2 Short Term Rental Restrictions for Grandfathered Owners. Grandfathered Owners may only rent their Residence on a short term basis provided that the Grandfathered Owners:

- (a) Reside in the Residence during the short term rental;
- (b) Prevent disturbances by the tenants and their guests to other residents;
- (c) Ensure that the tenants and/or their guests do not use the clubhouse and Common Areas;
- (d) Ensure that the tenants and/or their guests park their vehicles in accordance with applicable provisions of the Governing Documents; and
- (e) Ensure that tenants and/or their guests comply with all other applicable provisions of the Governing Documents.

5. Except as provided above, all provisions of the Declaration shall remain in full force and effect. This Amendment is signed by at least 75% of the owners as required by Article 9.1 of the Declaration and shall take effect upon recording with the Skagit County Auditor.

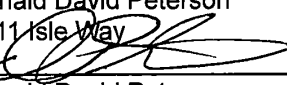
THIRD AMENDMENT TO DECLARATION OF CONVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS, AND RESERVATIONS FOR THE ISLES P.U.D.

DATED: 6-22-18

 Donald David Peterson
 3903 Isle Way
DATED: 6-22-18

 Donald David Peterson
 3909 Isle Way
DATED: 6-22-18

 Donald David Peterson
 3910 Isle Way
DATED: 6-22-18


 Donald David Peterson
 3911 Isle Way
DATED: 6-22-18

 Donald David Peterson
 3915 Isle Way

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

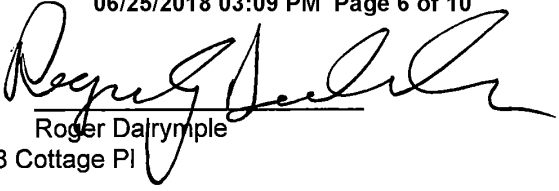
On this day personally appeared before me DONALD DAVID PETERSON, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same for each of his five lots as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of June, 2018.

NOTARY PUBLIC
 STATE OF WASHINGTON
 JULIA G. KLINGMAN
 My Appointment Expires
 JANUARY 19, 2020


 Print Name: Julia G. Klingman
 NOTARY PUBLIC in and for the
 State of Washington, residing at Anacortes
 My Notary Expires: 1/19/2020

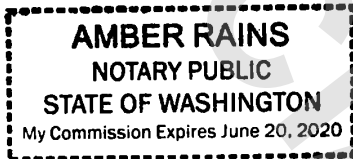
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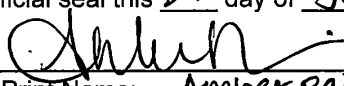
DATED: 6-24-18

 Roger Dalrymple
 3918 Cottage Pl

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me ROGER DALRYMPLE, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of June, 2018.




 Print Name: Amber Rains
 NOTARY PUBLIC in and for the
 State of Washington, residing at Anacortes, WA
 My Notary Expires: June 20, 2020

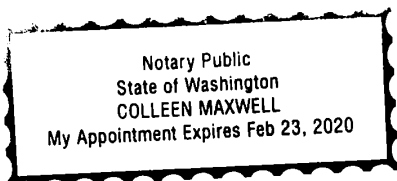
DATED: 6-15-18

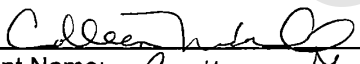
 Timothy Ray Weston
 3916 Cottage Pl

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me TIMOTHY RAY WESTON, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of June, 2018.




 Print Name: Colleen Maxwell
 NOTARY PUBLIC in and for the
 State of Washington, residing at Mt. Vernon
 My Notary Expires: 2/23/20

THIRD AMENDMENT TO DECLARATION OF CONVENANTS, CONDITIONS, RESTRICTIONS,
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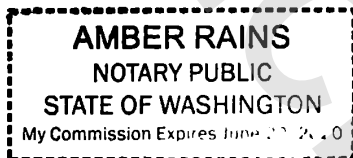
DATED: 6-24-18

Jon Ivor Allsop
 Jon Ivor Allsop
 3912 Cottage Pl

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me JON IVOR ALLSOP, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of June, 2018.



Amber Rains
 Print Name: Amber Rains
 NOTARY PUBLIC in and for the
 State of Washington, residing at Anacortes WA
 My Notary Expires: June 20, 2020

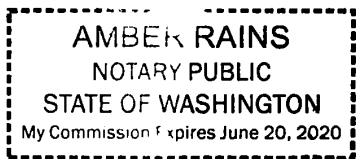
DATED: 6-24-18

Matthew Kyle Turner
 Matthew Kyle Turner
 3910 Cottage Pl

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me MATTHEW KYLE TURNER, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of June, 2018.



Amber Rains
 Print Name: Amber Rains
 NOTARY PUBLIC in and for the
 State of Washington, residing at Anacortes WA
 My Notary Expires: June 20, 2020

DATED: 6-24-18

Carole Griffin
 Carole Griffin

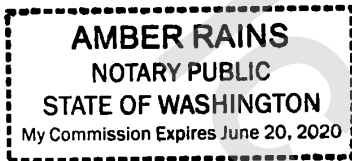
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3908 Cottage Pl

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me CAROLE GRIFFIN, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of June, 2018.



Amber Rains
 Print Name: Amber Rains
 NOTARY PUBLIC in and for the
 State of Washington, residing at Anacortes, WA
 My Notary Expires: June 20, 2020

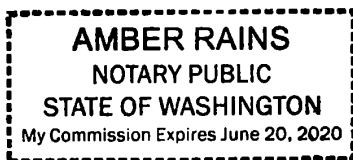
DATED: 6-24-18

Kelly A. Mason
 Kelly A. Mason
 3906 Cottage Pl

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me KELLY A. MASON, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of June, 2018.



Amber Rains
 Print Name: Amber Rains
 NOTARY PUBLIC in and for the
 State of Washington, residing at Anacortes, WA
 My Notary Expires: June 20, 2020

THIRD AMENDMENT TO DECLARATION OF CONVENANTS, CONDITIONS, RESTRICTIONS,
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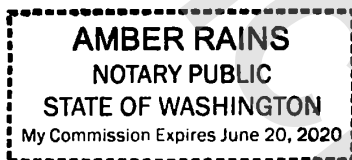
DATED: June 24, 2018

William F. Amman
 William F Amman
 3907 Isle Way

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me WILLIAM F. AMMAN, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of June, 2018.



Amber Rains
 Print Name: Amber Rains
 NOTARY PUBLIC in and for the
 State of Washington, residing at Anacortes, WA
 My Notary Expires: June 20, 2020

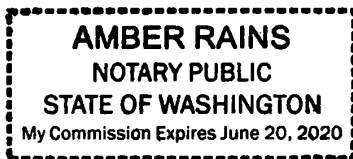
DATED: 6-24-2018

Michael T. Fogarty
 Michael T Fogarty
 3913 Isle Way

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me MICHAEL T. FOGARTY, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of June, 2018.



Amber Rains
 Print Name: Amber Rains
 NOTARY PUBLIC in and for the
 State of Washington, residing at Anacortes WA
 My Notary Expires: June 20, 2020

THIRD AMENDMENT TO DECLARATION OF CONVENANTS, CONDITIONS, RESTRICTIONS,
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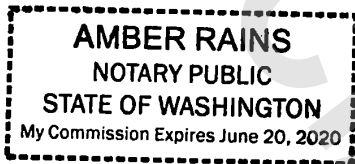
DATED: 6-24-18

Patricia Bratten
 Patricia Bratten
 3904 Cottage Pl

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me PATRICIA BRATTEN, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of June, 2018.



Amber Rains
 Print Name: Amber Rains
 NOTARY PUBLIC in and for the
 State of Washington, residing at Anacortes, WA
 My Notary Expires: June 20, 2020

DATED: _____

 Kim M Sunner
 3905 Isle Way

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me KIM M. SUNNER, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 2018.

 Print Name: _____
 NOTARY PUBLIC in and for the
 State of Washington, residing at _____
 My Notary Expires: _____

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