

AFTER RECORDING RETURN TO:
48 North Anacortes, LLC
504 E. Fairhaven Ave
Burlington WA 98233

TITLE OF DOCUMENT:

SECOND AMENDMENT TO DECLARATION
OF COVENANTS FOR 48 NORTH PUD

AF# OF AFFECTED DOCUMENT:

AF # 2017 05020029

GRANTOR:

48 NORTH ANACORTES, L.L.C.

GRANTEE:

THE GENERAL PUBLIC

**SECOND AMENDMENT TO DECLARATION OF COVENANTS
FOR 48 NORTH PUD**

PURPOSE: TO CHANGE DURATION OF DECLARANT CONTROL PERIOD

THIS AMENDMENT is made this 29th day of November, 2018, by 48
NORTH ANACORTES, L.L.C., a Washington Limited Liability Company ("Successor
Declarant").

WITNESSETH THAT:

WHEREAS, a certain Plat Map establishing 48 North PUD was recorded among the land
records of Skagit County, Washington, at Auditor's File No. 201705020028, along with a
Declaration of Covenants (the Declaration) benefitting and burdening all the Lots in the 48 North
PUD Community, which Declaration was recorded at Auditor's File No. 201705020029; the
Declaration was amended by the recording of the First Amendment to Declaration of Covenants
at Skagit County Auditor's File No. 201707140127;

WHEREAS, pursuant to 17.3 of the Declaration, the Successor Declarant may unilaterally
amend the Declaration of Covenants from time to time; and

WHEREAS, the Successor Declarant desires to shorten the duration of the Declarant
Control Period specified in Section 8.1 of the Declaration.

NOW, THEREFORE, pursuant to and in compliance with Section 17.3 of the Declaration,
the Successor Declarant hereby amends the following Sections of the Declaration, as follows:

8.1. Management by Declarant. [Modified]

The Declarant has reserved Special Declarant Rights to (a) appoint and remove the Officers and members of the Board of Directors of the Association, and (b) veto or approve a proposed action of the Board of the Association, for a period of time known as the "Declarant Control Period", which shall persist for a period of time not to exceed three (3) years. The Declarant Control Period shall terminate sixty days after seventy-five (75%) percent of the Lots which may be created in the Community are conveyed to purchasers unrelated to the Declarant. See Section 16.6 for further details.

EXCEPT as modified by this Amendment, all of the terms and provisions of the Declaration of Covenants are hereby expressly ratified and confirmed and shall remain in full force and effect so as to benefit, burden, bind and run with the land with respect to all of the Lots in the Subdivision.

IN WITNESS WHEREOF, the Successor Declarant has caused this Amendment to be executed as of the date first written above.

DATED this 29TH day of November, 2018.

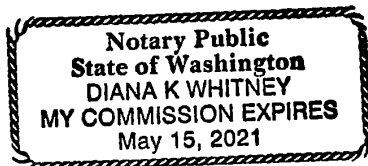
SUCCESSOR DECLARANT:
48 NORTH ANACORTES, L.L.C.

By: [Signature]
Brian Gentry, its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that BRIAN GENTRY is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of the Successor Declarant, 48 NORTH ANACORTES, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: NOVEMBER 29th, 2018.



[Signature]
NOTARY PUBLIC for the State of Washington
Residing at Bow
My Commission expires 15 MAY 2021