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River's Edge, LLC
Attn: Tim Woodmansee
PO Box 619
Sedro-Woolley, WA 98284



201910080020

10/08/2019 10:24 AM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

FIRST AMMENDMENT TO
THE DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATIONS
FOR RIVER'S EDGE

Plat of Rivers Edge LUP 3-17/SUB 1-17

Recorded Under AF# ~~200808120118~~

20181102 0006
201910080019

GRANTOR: RIVER'S EDGE, LLC

GRANTEE: THE GENERAL PUBLIC

LEGAL DESCRIPTION
ABBREVIATED:

A portion of the NW ¼ of Section 4, Township 34 N., Range 4
E., W.M. City of Burlington; Lots 1-35 of recorded Plat
201808240048

FULL: SEE EXHIBITS A and B

PLAT MAP RECORDING NO: 201808240048

Section 5.2 “Costs” shall be changed to:**5.2 Costs**

Pursuant to its powers to make assessments and collect funds as set forth in Article 6 of this Declaration and in accordance with the Bylaws, the Association shall pay all costs of maintaining and operating the Common Areas (“Common Area Costs”). Notwithstanding the foregoing, during the Development Period, Developer shall advance to the Association certain funds to be utilized by the Association to pay for and/or defray the costs of maintaining and operating the Common Areas with respect to any Lots that are then unsold at the time any such Common Area Costs arise and are properly due and payable in accordance with this Declaration (“Common Area Costs Advance”). Notwithstanding the foregoing covenant, Developer does not waive or otherwise modify this Declaration with regard to other costs, fees, assessments and charges for which Developer is expressly or implied exempted from pursuant to the terms and conditions set forth herein. Not later than upon expiration/termination of the Development Period as provided for in this Declaration and prior to any transfer of control of the Association, Developer shall be reimbursed by the Association in full, for any amount of the Common Area Costs Advance then outstanding.

Section 5.3 “Common Area Maintenance” shall be changed to:**5.3 Common Area Maintenance**

The Association shall maintain all Common Areas within the Plat of River’s Edge consisting of the landscaping along Gardner Road, the River’s Edge sign, management of street trees and maintenance of the sidewalks. The Association may choose to maintain other areas such as walking paths or street-side landscaping as it sees fit. The City of Burlington owns the access road behind Lots 23-35 and also has the right to maintain it if the City of Burlington chooses to. This road is not for the use of any Lot Owners and is absolutely not to be used for parking of any kind.

Section 12.3 “Campers, Trailers, Boats and Recreational Vehicles” shall be changed to:**12.3 Campers, Trailers, Boats and Recreational Vehicles**

Except as hereinafter expressly provided, the Common Area and/or streets located on the real property of the Property shall not be used for the overnight parking of any vehicle other than private family automobiles. No boat trailer, house trailer, camper, truck in excess of eight thousand two hundred (8,200) pounds gross weight or other recreational vehicle or similar object, or any party thereof, shall be stored or permitted to remain in the Common Area, nor on any Lot unless the same is stored or placed in a garage or is stored in rear or side yard within a fence enclosure or in a landscaped barrier out of site.

The Board or its authorized representative shall give written notice of a violation to the Lot Owner or occupant and said Lot Owner or occupant shall have ten (10) days from the date of receipt of said written notice to take whatever actions are necessary to remedy said

violation. If said Lot Owner shall not comply within said ten (10) day period, the Board or its authorized representative is hereby granted the right to remove at the expense of the Lot Owner thereof any boats, trailers, campers, trucks, recreational vehicles or similar items which are parked or stored in violation of the terms and provisions hereof. Said Lot Owners hereby grant to the Association an express easement for the purpose of going upon the Lots of said Lot Owners or public streets for the purpose of removing said boats, trailers, campers, trucks, recreational vehicles, or similar items which are parked or stored in violation of the terms and provisions hereof.

Section 12.8 “Storage” shall be changed to:

12.8 Storage

No storage shall be permitted under decks or overhangs or anywhere else on any Lot which is visible from any point outside the Lot.

Storage Sheds shall be applied for and shall be subject to the approval of the “Board” defined in the BYLAWS OF RIVERS EDGE SKAGIT HOMEOWNERS ASSOCIATION. The home owner will submit a site plan, shed building plan, siding scheme which must match the home, color which must match the home, roof product and color which must match the home, a letter with a description of the project. Restrictions for the project shall be the following; the shed must be in the back yard with low visibility from the street, the max wall height shall be 8’, the setbacks from the property lines shall be 5’. Shed shall meet the City of Burlington Municipal Code, specifically code 14.15.410

Section 12.9 “Fencing” shall be added:

12.9 Fencing

Front yard fencing shall be 3’ picket-style cedar fencing, stained to match the rear yard fencing. Beyond these restrictions, all fencing shall comply with the City of Burlington municipal code 17.70.060 and 17.70.070.

Dated this 30th day of September, 2019

By: _____

Tim Woodmansee, River's Edge LLC

By: _____

Paul Woodmansee, River's Edge LLC

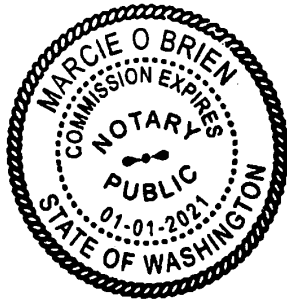
By: _____

David Lindsey, River's Edge LLC

On this day personally appeared before me

Tim Woodmansee, Paul Woodmansee and David Lindsey

to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.



STATE OF WASHINGTON)

COUNTY OF SKAGIT)

NOTARY PUBLIC in and for the State of Washington

Marcie O'Brien

Residing at: Sedro Woolley

Print Name: Marcie O'Brien

My appointment expires: 01-01-21

EXHIBIT A

Parcel A – P62713 (See recorded plat document 201808240048)

(7.3900 ac) DK 12: ALL THAT PORTION OF TRACTS 58 AND 65 PER PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1 OF PLATS AT PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALL OF WHICH ARE CONTAINED WITHIN GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 663.20 FEET EASTERLY FROM THE NORTHWEST CORNER WHICH BEARS NORTH 89-03-51 WEST THEREOF AND AT THE PROJECTION OF THE WEST LINE OF THE EAST HALF OF SAID TRACT 58, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER AFN 8710020014 (MAP BEARING N 89-58-35 E); THENCE SOUTH 1-01-29 WEST 386.81 FEET ALONG THE PROJECTION OF SAID WEST LINE OF THE SAID EAST HALF OF SAID TRACT 58 TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO DIKE DISTRICT NO. 12 AS RECORDED UNDER AFN 268258 AND ALSO BEING ON THE WEST LINE OF THE EAST HALF OF SAID TRACT 58 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89-16-45 WEST ALONG THE NORTH LINE OF SAID DIKE DISTRICT NO. 12 PARCEL 330.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 1-01-29 WEST ALONG THE WEST LINE OF DIKE DISTRICT NO. 12 PARCEL 264.00 FEET TO THE SOUTHWEST CORNER THEREOF AND ALSO BEING THE SOUTH LINE OF SAID TRACT 58 AND FURTHERMORE BEING IN COMMON TO THE SOUTH LINE OF THAT CERTAIN PLAT KNOWN AS VISTA MEADOWS AS RECORDED UNDER AF# 200008210119; THENCE NORTH 89-16-45 WEST ALONG THE SHARED PLAT LINE AND TRACT LINE OF 58 AND 65 A DISTANCE OF 304.18 FEET TO THE EAST MARGIN OF SECTION STREET; THENCE SOUTH 1-06-33 WEST 50.00 FEET TO THE SOUTH LINE OF THAT STRIP OF LAND 50 FEET WIDE OFF THE NORTH SIDE OF THE WEST 10 ACRES OF SAID TRACT 65 AND AS CONVEYED TO DIKE DISTRICT NO. 12 UNDER AFN 67519; THENCE SOUTH 89-16-45 EAST ALONG THE SOUTH LINE OF THE NORTH 50 FEET OF THE BEFORE MENTIONED DIKE DISTRICT PARCEL 545.17 FEET TO THE EAST LINE OF THE WEST 545.16 FEET OF SAID TRACT 65; THENCE SOUTH 1-06-33 WEST 260.62 FEET ALONG THE BEFORE-MENTIONED EAST LINE; THENCE NORTH 45-41-46 EAST 214.91 FEET; THENCE NORTH 41-57-42 EAST 163.74 FEET; THENCE NORTH 58-42-57 EAST 59.63 FEET; THENCE NORTH 61-07-49 EAST 478.12 FEET TO THE EAST LINE OF TRACT 58, SAID POINT BEING 386.19 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID TRACT 58; THENCE NORTH 0-56-23 EAST ALONG THE EAST LINE OF SAID TRACT 386.19 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89-03-51 WEST 76.68 FEET TO A POINT THAT IS 556.57 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF SAID TRACT 58; THENCE SOUTH 0-56-23 WEST 107.90 FEET; THENCE NORTH 89-03-51 WEST 265.52 FEET; THENCE SOUTH 0-56-09 WEST 138.73 FEET; THENCE SOUTH 61-08-01 WEST 220.91 FEET; THENCE NORTH 89-16-40 WEST 99.90 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO DIKE DISTRICT 12 AS RECORDED UNDER AF# 268258 AND ALSO BEING ON THE WEST LINE OF THE EAST HALF OF SAID TRACT 58 AND THE TRUE POINT OF BEGINNING. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF WEST 1/2 OF TRACT NO. 58, PLAT OF BURLINGTON ACREAGE; THENCE WEST 330 FEET; THENCE NORTH 264 FEET; THENCE EAST 330 FEET; THENCE SOUTH 264 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF TRACT 58, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF DIKE DISTRICT NO. 12 TRACT CONVEYED UNDER AUDITORS FILE NO. 268258; THENCE SOUTH 89-45-41 WEST 90.0 FEET ALONG THE NORTH LINE OF SAID DIKE DISTRICT NO. 12 TRACT (AUDITORS FILE NO. 268258), TO THE POINT OF BEGINNING; THENCE SOUTH 0-3-55 WEST 314.00 FEET PARALLEL WITH THE EAST LINE OF SAID DIKE DISTRICT NO. 12 TRACT (AUDITORS FILE NO. 268258) TO A POINT ON THE SOUTH LINE OF SAID DIKE DISTRICT NO. 12 TRACT RECORDED UNDER AUDITORS FILE NO. 67519, SAID POINT BEING THE TERMINUS OF SAID LINE. TOGETHER WITH THAT PORTION OF TRACT 65, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVEYED TO DIKE DISTRICT NO. 12 BY DEED RECORDED UNDER AUDITORS FILE NO. 67519, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID DIKE DISTRICT NO. 12 TRACT CONVEYED UNDER AUDITORS FILE NO. 268258; THENCE SOUTH 89-45-41 WEST 90.00 FEET ALONG THE NORTH LINE OF SAID DIKE DISTRICT NO. 12 TRACT (AUDITORS FILE NO. 268258) TO THE POINT OF BEGINNING; THENCE SOUTH 0-03-55 WEST 314.00 FEET PARALLEL WITH THE EAST LINE OF SAID DIKE

DISTRICT NO. 12 TRACT (AUDITORS FILE NO. 268258) TO A POINT ON THE SOUTH LINE OF SAID DIKE DISTRICT NO. 12 TRACT RECORDED UNDER AUDITORS FILE NO. 67519, SAID POINT BEING THE TERMINUS OF SAID LINE.

Parcel B – P62736 (See recorded plat document 201808240048)

(5.1800 ac) DK 12: ALL THAT PORTION OF TRACTS 58 AND 65 PER PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1 OF PLATS AT PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALL OF WHICH ARE CONTAINED WITHIN GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 663.20 FEET EASTERLY FROM THE NORTHWEST CORNER WHICH BEARS NORTH 89-03-51 WEST THEREOF AND AT THE PROJECTION OF THE WEST LINE OF THE EAST HALF OF SAID TRACT 58, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER AFN 8710020014 (MAP BEARING N 89-58-35 E); THENCE SOUTH 1-01-29 WEST ALONG THE PROJECTION OF THE WEST LINE OF THE SAID EAST HALF OF SAID TRACT AND ALSO BEING ON THE WEST LINE OF THE EAST HALF OF SAID TRACT 58 BEING 650.81 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 58 THENCE NORTH 89-16-45 WEST ALONG THE COMMON TRACT LINE 89.00 FEET TO THE EAST LINE OF THE WEST 545.16 FEET OF TRACT 65; THENCE SOUTH 1-06-33 WEST 310.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1-06-33 WEST 340.60 FEET TO THE SOUTH LINE OF SAID TRACT 65; THENCE SOUTH 89-29-11 EAST A DISTANCE OF 156.79 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT ALSO CONVEYED TO SKAGIT COUNTY DIKE DISTRICT NO. 12, BY QUIT CLAIM DEED RECORDED UNDER AFN 797624, AS SAID POINT SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER AFN 9004250019, SAID POINT ALSO BEING THE BEGINNING OF THAT CERTAIN CONTROLLING LINE OF DELINEATION, DESIGNATING A PARCEL OF LAND TO BE ANNEXED TO THE CITY OF BURLINGTON BY ORDINANCE NO. 1391 AND RECORDED UNDER AFN 20010310018, HERE-IN-AFTER KNOWN AS SAID LINE; THENCE NORTH 27-41-22 EAST ALONG SAID LINE 310.00 FEET BEING THE PROJECTION OF THE WESTERLY LINE OF THE BEFORE MENTIONED DIKE DISTRICT NO. 12 TRACT RECORDED UNDER AFN 797624; THENCE NORTH 41-21-09 EAST ALONG SAID LINE 211.66 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO DIKE DISTRICT NO. 12 BY DEED RECORDED UNDER AFN 528515; THENCE NORTH 27-41-22 EAST ALONG SAID LINE AND THE WESTERLY TRACT LINE OF AFN 528515 (BEING CALLED NORTH 27-16 EAST ON PREVIOUS DEED RECORDED UNDER AFN 528515) 239.70 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID TRACT 65 AND COMMON TO TRACT 58, SAID POINT ALSO LYING NORTH 89-16-45 WEST A DISTANCE OF 183.64 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 65, AND ALSO, SHOWN ON THAT CERTAIN RECORD OF SURVEY, RECORDED UNDER AFN 8807190077 AND AFFIRMED PER RECORD OF SURVEY RECORDED UNDER AFN 199912210063; THENCE SOUTH 89-16-45 EAST ALONG SAID COMMON TRACT LINE AND SAID LINE 183.64 FEET TO THE NORTHEAST CORNER OF TRACT 65 IN COMMON TO ADJOINING TRACT 58 AND THE ABUTTING PLATTED ROAD MARGIN; THENCE NORTH 0-56-20 EAST ALONG SAID MARGIN 232.24 FEET TO A POINT BEING 386.19 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID TRACT 58; THENCE SOUTH 61-07-49 WEST 478.12 FEET; THENCE SOUTH 58-42-57 WEST 59.63 FEET; THENCE SOUTH 41-57-42 WEST 163.74 FEET; THENCE SOUTH 45-41-46 WEST 214.91 FEET TO THE TRUE POINT OF BEGINNING.

Parcel C – P62693 (See recorded plat document 201808240048)

(1.4500 ac) DK 12: BEGINNING AT THE SOUTHEAST CORNER OF WEST 1/2 OF TRACT NO. 58, PLAT OF BURLINGTON ACREAGE; THENCE WEST 330 FEET; THENCE NORTH 264 FEET; THENCE EAST 330 FEET; THENCE SOUTH 264 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF TRACT 58, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF DIKE DISTRICT NO. 12 TRACT CONVEYED UNDER AUDITOR'S FILE NO. 268258; THENCE SOUTH 89-45-41 WEST 90.0 FEET ALONG THE NORTH LINE OF SAID DIKE DISTRICT NO. 12 TRACT (AUDITOR'S FILE NO. 268258), TO THE POINT OF BEGINNING; THENCE SOUTH 0-3-55 WEST 314.00 FEET PARALLEL WITH THE EAST LINE OF SAID DIKE DISTRICT NO. 12 TRACT (AUDITOR'S FILE NO. 268258) TO A POINT ON THE SOUTH LINE OF SAID DIKE DISTRICT NO. 12 TRACT RECORDED UNDER AUDITOR'S FILE NO. 67519, SAID POINT BEING THE TERMINUS OF SAID LINE. TOGETHER WITH THAT PORTION OF TRACT 65, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT THEREOF RECORDED IN

VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVEYED TO DIKE DISTRICT NO. 12 BY DEED RECORDED UNDER AUDITOR'S FILE NO. 67519, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF SAID DIKE DISTRICT NO. 12 TRACT CONVEYED UNDER AUDITOR'S FILE NO. 268258; THENCE SOUTH 89-45-41 WEST 90.00 FEET ALONG THE NORTH LINE OF SAID DIKE DISTRICT NO. 12 TRACT (AUDITOR'S FILE NO. 268258) TO THE POINT OF BEGINNING; THENCE SOUTH 0-03-55 WEST 314.00 FEET PARALLEL WITH THE EAST LINE OF SAID DIKE DISTRICT NO. 12 TRACT (AUDITOR'S FILE NO. 268258) TO A POINT ON THE SOUTH LINE OF SAID DIKE DISTRICT NO. 12 TRACT RECORDED UNDER AUDITOR'S FILE NO. 67519, SAID POINT BEING THE TERMINUS OF SAID LINE. SURVEY AF#201412120041

River's Edge LLC, Impervious Surface Coverage Allowance**Exhibit B**

Lot Number	Lot Size	Total Impervious Surface Sq Ft	Impervious Surface Coverage
1	9848	5711.84	58.0%
2	7600	4408	58.0%
3	7600	4408	58.0%
4	7600	4408	58.0%
5	7600	4408	58.0%
6	8245	4782.1	58.0%
7	8777	5090.66	58.0%
8	7600	4408	58.0%
9	7600	2905	38.2%
10	7600	2910	38.3%
11	7639	4430.62	58.0%
12	8345	4840.1	58.0%
13	8992	5215.36	58.0%
14	7696	4463.68	58.0%
15	7952	3108	43.6%
16	8422	3122	43.6%
17	8274	3579	43.3%
18	10484	6080.72	58.0%
19	8240	4779.2	58.0%
20	8240	4779.2	58.0%
21	8271	4797.18	58.0%
22	39605	22970.9	58.0%
23	13828	8020.24	58.0%
24	11540	6693.2	58.0%
25	9522	5522.76	58.0%
26	9255	5367.9	58.0%
27	9241	5359.78	58.0%
28	9241	5359.78	58.0%
29	9241	5359.78	58.0%
30	8737	1908	21.8%
31	8737	2481	28.4%
32	8736	2296	26.3%
33	8736	2171	24.9%
34	8736	2426	27.8%
35	9041	5243.78	58.0%
	336,821.00	173,814.78	51.0%

Total Impervious SF for lots 1-35	173,814.78
Total Impervious SF in Right Of Way (Road and Sidewalk)	46,497.00
Total Impervious SF in Tract 998 and 999 (Access Road and Trail)	20,533.00
Total Proposed Impervious SF	240,844.78
Total Proposed Impervious SF	240,844.78
Total Plat SF	609,840.00
Total Plat Impervious Surface Coverage	39.49%