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Skagit County Auditor

AFTER RECORDING RETURN TO:

Law Offices of Gregory E. Thulin, PS
2200 Rimland Drive, Suite 115
Bellingham, WA 98226

TITLE OF DOCUMENT:

SECOND AMENDMENT TO DECLARATION OF
COVENANTS FOR CAMBRIDGE COMMONS [fka
The Park In Sedro-Woolley]
201907160030
CAMBRIDGE 1, LLC & THE FALKLANDS, INC.
THE GENERAL PUBLIC

AF# OF AFFECTED DOCUMENT:

GRANTORS:

GRANTEE:

TAX PARCEL Nos:

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY <u>[Signature]</u>
DATE <u>9-17-2020</u>

**SECOND AMENDMENT TO DECLARATION OF COVENANTS
FOR CAMBRIDGE COMMONS
[FKA THE PARK IN SEDRO-WOOLLEY]**

PURPOSE: TO ADD REAL PROPERTY TO COMMUNITY

THIS SECOND AMENDMENT is made this 24th day of August, 2020, by
Cambridge 1, LLC, a Washington limited liability company ("Cambridge"), and The Falklands,
Inc., a Washington corporation.

WITNESSETH THAT:

A. The Community's original declarant, The Falklands, Inc., a Washington corporation ("Falklands") caused a certain Plat Map establishing the Plat of Jones Estates to be recorded among the land records of Skagit County, Washington, at Auditor's File No. 201907160029, along with a Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for the Plat of Jones Estates to be known as "The Park in Sedro-Woolley" (the "Declaration") benefitting and burdening all the Lots in The Park in Sedro-Woolley aka Plat of Jones Estates Community, which Declaration was recorded at Auditor's File No. 201907160030; the Declaration has been previously amended by an instrument recorded at Auditor's File No. 202001210072.

B. Cambridge is the assignee and successor in interest to Falklands by virtue of an Assignment of Declarant Rights recorded at Auditor's File No. 201911140051. Such assignment is authorized by Section 2.5 and Article 18 of the Declaration.

C. Pursuant to Sections 2.5 and 19.2 of the Declaration, the Declarant or its Affiliates may unilaterally amend the Community's Governing Documents from time to time to exercise Development Rights.

D. In Section 2.5 of the Declaration, the Declarant reserved Development Rights to develop the Community in "Phases", consisting of new platted Divisions, by which additional Lots, Common Areas, and/or Limited Common Areas could be added to the Community.

E. Cambridge is an Affiliate of the original declarant and, pursuant to Section 2.5 and Article 18 of the Declaration of Covenants, is able to exercise Declarant Rights reserved in the Declaration of Covenants.

F. Falklands is the owner of real property located adjacent to the Community legally described as follows:

Lots 1, 2, 3 and Tract A, Sedro-Woolley Short Plat No. SP-2020-097,
as per the map thereof, recorded under Auditor's File No.
202009170075, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Hereinafter "Falkland Property".

G. Falkland desires to submit the Falkland Property to the Community and make the Falkland Property subject to the Declaration, which will result in owners of lots within the Falkland Property becoming members of the Association.

H. Cambridge agrees to add the Falkland Property to the Community, subject the Falkland Property to the Declaration and allow the owners of lots within the Falkland Property to be members of the Association.

NOW, THEREFORE, pursuant to and in compliance with Section 2.5 and Section 19.2 of the Declaration, Cambridge hereby amends the following Sections of the Declaration, as follows:

RECITALS

1.1 [New] In addition to the real property burdened by the original Declaration, as specified in Section 1, the Declaration, as amended hereby, thus benefits and burdens the additional real property described as follows:

Lots 1, 2, 3 and Tract A, Sedro-Woolley Short Plat No. SP- 2020-097,
as per the map thereof, recorded under Auditor's File No.
202009170075, records of Skagit County, Washington.

Situate in Skagit County, Washington.

The above described property within this Section 1 is referred to as the "Residential Property".

2.1 [New] In addition to the real property included within the Community, as defined in Section 2 of the Declaration, the Community also includes that real property and improvements depicted in the short plat recorded under Skagit County Auditor's File No. 202009170075.

ARTICLE ONE: DEFINITIONS

27. [Modified] "Plat" shall mean the Residential Property created as a result of the recording of the Plat of Jones Estates under Skagit County Auditor's File No. 201907160029, and the Sedro-Woolley Short Plat No. 2020-097, recorded under Skagit County Auditor's File No. 202009170075.

34. [Modified] "Unit" means the physical portion of the survey which has been designated for separate ownership as shown on the plat for Jones Estates under Skagit County Auditor's File No. 201907160029, and the Sedro-Woolley Short Plat No. 2020-097 recorded under Skagit County Auditor's File No. 202009170075, consisting of a total of 66 units "Units" all of which shall be subject to the provisions of this Declaration.

ARTICLE FIVE: COMMON ELEMENTS

5.1: Association Control.

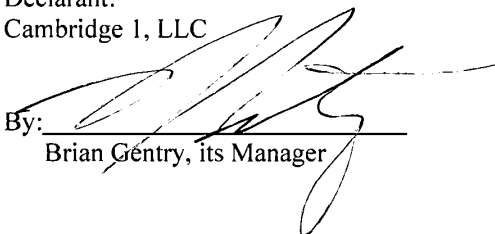
The Association shall have the sole management and control of all the Common Elements until such time as a common element may be conveyed or transferred to the City of Sedro-Woolley subject to the consent of the City. The Association cannot transfer or convey any of the common elements or remove any landscaping and recreational equipment on the common elements that was in the original design plan approved by the City without the consent of the City of Sedro-Woolley. The Common Elements shall not only include all the easements which are for the benefit of the Unit owners and also include but are not limited to the following:

1. [Modified] Tract A, of the Plat for Jones Estates, identified as a Playground Tract and Stormwater Facility; and
2. [New] Tract B, of the Plat for Jones Estates; and
3. [New] Tract A, of the Sedro-Woolley Short Plat No. SP-2020-097, identified as a Playground Tract.

EXCEPT as modified by this Second Amendment, all of the terms and provisions of the Declaration are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, Cambridge and The Falklands, Inc. have caused this Second Amendment to be executed as of the date first written above.

Declarant:
Cambridge 1, LLC

By: 
Brian Gentry, its Manager

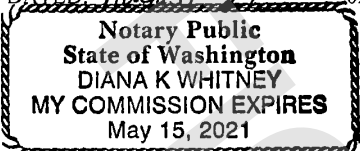
Falklands:
The Falklands, Inc.

By: 
Cary Falk, President

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I 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 that he acknowledged it as the Manager of the Declarant, Cambridge 1, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: AUGUST 24th, 2020.



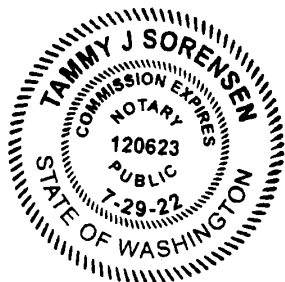
Diana K. Whitney

NOTARY PUBLIC in and for the State of Washington.
 My commission expires: MAY 15th, 2021

STATE OF WASHINGTON)
) ss.
 COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that Cary Falk 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 that he acknowledged it as the President of The Falklands, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: August 21, 2020.



Tammy J. Sorensen

NOTARY PUBLIC in and for the State of Washington.
 My commission expires: 7-29-22