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05/12/2021 10:26 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
BYK CONSTRUCTION, INC.
ATTN: MARCIE O'BRIEN
PO BOX 619
SEDRO WOOLLEY, WA 98284.

Document Title: First Amendment to Declaration of Rights, Reservations, Restrictions and Covenants for Woodrow Place
Grantor: Woodrow Place Homeowners Association, A Washington non-profit corporation
Grantee: Woodrow Place Homeowners Association, A Washington non-profit corporation
Abbreviated Legal Description: Ptn NE ¼ of SW ¼ and NW ¼ of SE ¼, Sec. 13, T35N, R4E
Parcel Nos: P134930, P134931, P134932, P134933, P134934, P134935, P134936
AF# of Affected Document: 201909050038

FIRST AMENDMENT TO DECLARATION OF RIGHTS, RESERVATIONS, RESTRICTIONS AND COVENANTS FOR WOODROW PLACE

PURPOSE: TO CLARIFY AND AMEND THE COMMUNITY CLASSIFICATION

THIS AMENDMENT is made this 15th day of April, 2021, by Woodrow Place Homeowners Association, a Washington non-profit corporation (the "Association").

RECITALS:

WHEREAS, the Members of Association own lots within the following described real property located in the County of Skagit, State of Washington:

LOT 4 OF CITY OF SEDRO-WOOLLEY SHORT PLAT No. SW-05-94, APPROVED AUGUST 18, 1995, AND RECORDED SEPTEMBER 21, 1995, IN VOLUME 12 OF SHORT PLATS, PAGE 31 UNDER AUDIOTR'S FILE NUMBER 9509210102, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

WHEREAS, Articles of Incorporation filed with the Washington Secretary of State established the Woodrow Place Homeowners Association, a Washington non-profit corporation, effective May 5, 2019.

WHEREAS, certain Governing documents establishing Woodrow Place were recorded among the land records of Skagit County, Washington specifically the Declaration of Covenants, Conditions, Restrictions and Reservations (the "CC&Rs") were recorded at Auditor's File No. 201909050038 along with a Plat Map, which was contemporaneously recorded at Auditor's File No. 201909050037 ("Community").

WHEREAS, the CC&Rs inadvertently did not include language opting out of the Washington Uniform Common Interest Ownership Act, RCW 64.90, although the Community clearly falls within the listed exceptions under RCW 64.90.075. Specifically, the Community contains no more than twelve (12) lots, and the annual average assessment of all units does not exceed three hundred dollars (\$300).

NOW, THEREFORE, pursuant to and in compliance with RCW 64.90.075, RCW 64.90.285, and applicable sections in the CC&Rs, the Association desires to amend the classification of the Community to be governed solely by RCW 64.38 and hereby amends the following Sections of the CC&Rs as hereinafter specified:

1. Article 3 of the CC&Rs are hereby replaced in its entirety as follows:

There is hereby created an association to be called "Woodrow Place Homeowners Association ("Association"). The Association shall be a nonprofit corporation formed and operated pursuant to RCW 24.03 and RCW 64.38. The Property depicted on the Plat Map contains no more than twelve Lots and the annual average assessments of all Lots may not exceed three hundred dollars (exclusive of optional user fees and any insurance premiums paid by the Association). The assessment may not be increased above the limitation above prior to the transition meeting without the consent of Lot Owners, other than the declarant, holding ninety percent of the votes in the Association. The Association shall use the name "Woodrow Place Homeowners Association."

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

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed as of the date first written above, by its President, who hereby certifies the foregoing has been approved by at least 67% of the owners and that this Amendment was properly adopted.

WOODROW PLACE HOMEOWNERS ASSOCIATION

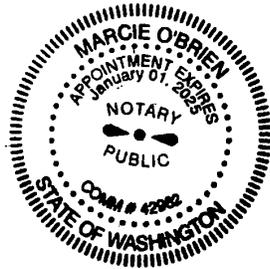


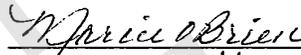
Tim Woodmansee
President

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 15th day of April, 2021 before me personally appeared Tim Woodmansee, to me known to be the President of Woodrow Place Homeowners Association, who executed the within and foregoing instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.





PRINTED NAME: Marcie O'Brien
Notary Public in and for the State of Washington,
residing at Sedro Woolley
My commission expires: 01-01-25