



**202106290082**

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Skagit County Auditor

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Condominium Law Group, PLLC  
10310 Aurora Avenue North  
Seattle, Washington 98133  
(206) 633-1520

**CORRECTED THIRD AMENDMENT TO DECLARATION FOR PARK LANE  
CONDOMINIUM**

GRANTOR: SLOTKY PROPERTIES, L.L.C. & UNIT OWNERS ASSOCIATION OF  
PARK LANE CONDOMINIUM

GRANTEE: THE GENERAL PUBLIC

LEGAL DESCRIPTION: LOT C-17, MADDOX CREEK P.U.D., PHASE 3 PARK LANE  
CONDO, AF# 200707160793 AND 200008140137.

ASSESSOR'S TAX PARCEL ID#: P117010, P126383, P126384, P122524,  
P122526, P122527, P122525, P117009,  
P122520, P117008, P122521, P123269,  
P123267.

REFERENCE #: 200508230145; 200707160194

**CORRECTED THIRD AMENDMENT TO DECLARATION FOR PARK LANE  
CONDOMINIUM**

**PURPOSE: TO EXERCISE DEVELOPMENT RIGHT TO ADD ADDITIONAL PHASE**

THIS AMENDMENT is made as of the day it is recorded, by SLOTKY PROPERTIES, L.L.C., a Washington Limited Liability Company ("Declarant"), and the Unit Owners Association of Park Lane Condominium.

WHEREAS, the Declarant executed certain Condominium Instruments establishing PARK LANE CONDOMINIUM in Mount Vernon, Washington and caused the Declaration to be recorded in the land records of Skagit County, Washington, at Auditor's File No. 200508230144; the Declaration has been previously amended by instruments recorded at auditor's File Nos. 200509150004, 200704120144, and 200707160194; the Survey Map & Plans have been previously amended by instruments recorded at Auditor's File Nos. 200508230144, 200704120145 and 200707160193.

WHEREAS, Pursuant to a Court Order from the Superior Court of the State of Washington in and for the County of Skagit entered on March 19, 2021, cause number 18-2-00638-29 approving the separation of property that will become Park at Maddox Condominium from Park Lane Condominium, and maintaining the covenants running with the land that submit this property to the Washington Condominium Act, Laws of 1989, Chapter 43 (RCW 64.34) as amended, this Amendment is submitted to accomplish the same.

Pursuant to the Court Order, at least eighty percent (80%) of the voting power of the Unit Owners Association of Park Lane Condominium, the association duly authorized to manage Park Lane Condominium, approved the separation of property to become Park at Maddox Condominium from its purview.

WHEREAS, pursuant to RCW 64.34.236 and Sections 3.3.2 and 17.6 of the Declaration, the Declarant may unilaterally amend the Condominium instruments from time to time to exercise Development Rights; and

WHEREAS, IN Section 3.3.1 of the Declaration, the Declarant reserved Development Rights to develop the Condominium in up to four "Phases" by adding improvements to the Condominium and creating additional Units, Common Elements, or Limited Common Elements within the real property which may be added to the Condominium; and

WHEREAS, The Declarant now wishes to exercise one or more of such Development Rights and has created additional improvements, Units, Common Elements, and Limited Common Elements as more particularly described below, all for the purpose of creating an additional Phase of Development, know as "Phase 2", consisting of three (3) additional Units in one new building located on one additional parcel of real property, with additional parking areas, as described in Section 3.3.1 of the Declaration.

NOW THEREFORE, pursuant to and in compliance with Section 3.3.2 of the Declaration and RCW 64.34.236, the Declarant and the Association hereby amend the following Sections of the Declaration as follows, in order to correct the Third Amendment previously recorded under Skagit County Washington Auditor's File No. 200707160194:

**A. Section 1.2.1 is deleted and replaced with the following:**

**1.2.1 Reference to Second Amendment to Survey Map.**

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington A Corrected Second Amendment to the Survey Map and Condominium plans, showing the location and dimensions of the new Units and other improvements constructed or contemplated to be constructed for Phase 2 of this Condominium, together with other information required by the Condominium Act; this Corrected Second Amendment to the Survey Map and Plans is recorded at Auditor's File No. 202106290081, among the land records of Skagit County, Washington.

**B. Section 3.1 is deleted and replaced with the following:**

**3.1 Land and Street Address**

The land on which the buildings and improvements of this Condominium are located is situated at 3221, 3301 & 3321 Park Lane, Skagit County, Washington, and is more particularly described on the Corrected First Amendment to Exhibit "A" to the Declaration attached hereto.

**C. Section 3.2 is deleted and replaced with the following:**

**3.2 Buildings.**

The Condominium presently contains three (3) buildings containing Units which are depicted on the Survey Map and Plans, as amended.

**D. Section 3.3 is deleted and replaced with the following:**

**3.3 Development Rights.**

**3.3.1 Description.**

(no change.)

**E. Section 4.1.1 is deleted and replaced with the following:**

**4.1.1 Number of Units Following Amendment.** The Condominium contains eleven (11) Units. The location of existing Units within the buildings and their dimensions are shown on the Condominium Survey Map and Plans, as amended. The Corrected Third Amendment to Exhibit B to the Declaration attached hereto contains a list of all Units, their identifying numbers, location, style and the Allocated Interests appurtenant to each Unit. The Allocated Interests have been reallocated among all Units in accordance with Section 3.3.2 of the Declaration with RCW 64.34.236(1).

**F. Section 5.6 is deleted and replaced with the following:**

**5.6 Parking Spaces.**

The Condominium contains a total of forty-four (44) parking spaces, which are described with particularity on the attached Corrected First Amendment to Exhibit B to the Declaration. (The rest of this Section is unaffected by this Amendment.)

**G. Section 6.1 is deleted and replaced with the following:**

**6.1 Limited Common Elements.**

(No Change)

**H. Article 20 is deleted and replaced with the following:**

**20. Certificate of Completion of all Units.**

Declarant hereby certifies pursuant to RCW 64.34.200(2), that all structural components and mechanical systems of all buildings containing or comprising any Units in the Condominium, including the Units added by this Amendment; are substantially completed.

**I. The First Amendment to Exhibit A to the Declaration is hereby deleted and replaced with the attached Corrected First Amendment to Exhibit A to the Declaration.**

**J. The Third Amendment to Exhibit B to the Declaration is hereby deleted and replaced with the attached Corrected Third Amendment to Exhibit B to the Declaration.**

**EXCEPT AS MODIFIED AND AMENDED HEREBY**, the Declaration shall remain in full force and effect. This Amendment to the Declaration shall take effect upon recording. The terms of this Amendment to the Declaration shall control over and implicitly amend any inconsistent provision of the Declaration or Bylaws of the Association.

**IN WITNESS WHEREOF**, the Association and the Declarant have caused this Amendment to be executed as of the date first written above.

DATED and ATTESTED this 21 day of June, 2021.

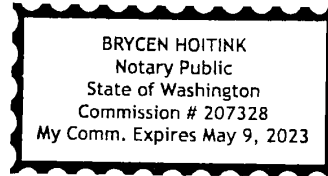
By: Susan Herliken, President By: [Signature], Secretary

STATE OF WASHINGTON; COUNTY OF Snohomish

On this 21 day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Susan Herliken to me known to be the President of the Unit Owners Association of Park Lane Condominium, the Washington non-profit corporation that executed the within and foregoing instrument, and acknowledged that instrument to be the free and voluntary act and deed of the Association, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the instrument on behalf of said Association.

WITNESS my hand and seal hereto affixed the day and year in this certificate above written.

Brycen Hoitink (Print name)  
 Notary Public in and for the State of  
 Washington, residing at Skagit  
 My commission expires: 6/9/2023



STATE OF WASHINGTON, COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ to me known to be the Secretary of the Unit Owners Association of Park Lane Condominium, the Washington non-profit corporation that executed the within and foregoing instrument, and acknowledged that instrument to be the free and voluntary act and deed of the Association, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the instrument on behalf of said Association.

WITNESS my hand and seal hereto affixed the day and year in this certificate above written.

\_\_\_\_\_  
 (Print name)  
 Notary Public in and for the State of  
 Washington, residing at \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

**Declarant:**  
**SLOTKY PROPERTIES, L.L.C**

By \_\_\_\_\_  
 Robert Ruby, Its Managing Member

6/29/21

STATE OF WASHINGTON; COUNTY OF Skagit

On this 29th day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert H. Ruby to me known to be Robert Ruby, that executed the within and foregoing instrument, and acknowledged that instrument to be the free and voluntary act and deed of the Association, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the instrument on behalf of said Association.

WITNESS my hand and seal hereto affixed the day and year in this certificate above written.

Gary L. Norris (Print name)  
 Notary Public in and for the State of  
 Washington, residing at Seattle  
 My commission expires: 2/10/25



**CORRECTED FIRST AMENDMENT TO EXHIBIT "A"****TO DECLARATION FOR PARK LANE CONDOMINIUM****LEGAL DESCRIPTION OF LAND WITHIN THE CONDOMINIUM**

The legal description of the land on which the buildings and improvements of the Condominium are located is as follows:

LOTS C15, C16, & C17, MADDOX CREEK P.U.D. PHASE 3, RECORDED  
AUGUST 14, 2000 UNDER AUDITOR'S FILE NO. 2008140137, RECORDS OF  
SKAGIT COUNTY WASHINGTON.

Subject to covenants, conditions, restrictions, reservations, agreements,  
encumbrances and other matters of record.

**LEGAL DESCRIPTION OF LAND SUBJECT TO****DEVELOPMENT RIGHTS**

The legal description of the land which may be added to the Condominium by the  
Declarant, or by affiliate of or successor to the Declarant pursuant to Section 3.3 of the  
Declaration, is as follows:

NONE

Subject to covenants, conditions, restrictions, reservations, agreements, encumbrances  
and other matters of record.

**CORRECTED THIRD AMENDMENT TO EXHIBIT "B"**  
**TO DECLARATION FOR PARK LANE CONDOMINIUM**

Unit No	Surveyed Square Footage	Architect's Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Level(s) in Building	Type of Heat***	Limited Common Elements**	Allocated Interest*
3221-A	1,429	1,456	2	2	1 gas	1 & 2	G.F.A.	Front Entry Deck, Rear Deck, 2-car garage, 2-driveway parking spaces	1/11
3221-B	1,435	1,573	2	2	1 gas	1	G.F.A.	Front Entry Deck, Rear Deck, 2-car garage, 2-driveway parking spaces	1/11
3221-C	1,430	1,456	2	2	1 gas	1 & 2	G.F.A.	Front Entry Deck, Rear Deck, 2-car garage, 2-driveway parking spaces	1/11
3301-A	1,291	1,369	2	2	1 gas	1	G.F.A.	Side Patio, 2-car garage, 2-driveway parking spaces	1/11
3301-B	1,593	1,456	2	2	1 gas	1 & 2	G.F.A.	Side Deck, 2-car garage, 2-driveway parking spaces	1/11
3301-C	1,367	1,605	2	2	1 gas	1 & 2	G.F.A.	Front Deck, 2-car garage, 2-driveway parking spaces	1/11
3301-D	1,584	1,456	2	2	1 gas	1 & 2	G.F.A.	Side Deck, 2-car garage, 2-driveway parking spaces	1/11
3301-E	1,301	1,369	2	2	1 gas	1	G.F.A.	Side Patio, 2-car garage, 2-driveway parking spaces	1/11
3321-A	1,368	1,456	2	2	1 gas	1 & 2	G.F.A.	Rear Deck, 2-car garage, 2-driveway parking spaces	1/11
3321-B	1,424	1,573	2	2	1 gas	1	G.F.A.	Rear Patio, 2-car garage, 2-driveway parking spaces	1/11
3321-C	1,365	1,456	2	2	1 gas	1 & 2	G.F.A.	Rear Deck, 2-car garage, 2-driveway parking spaces	1/11
Totals									100%

\*Allocated interests are the percentage of undivided interests in the Common Elements, fractional liability for the Common Expenses of the Association, and portions of the votes in the Association, allocated to each Unit under Sections 5.3, 7.4.2, and 10.6 of the Declaration, pursuant to RCW 64.34.224(1).

\*\*Items listed are Limited Common Elements permanently assigned to their respective Units as identified above, pursuant to Section 6.1 of the Declaration.

\*G.F.A. = Gas forced air.