



**202312110053**

12/11/2023 12:09 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

**When recorded, return to:**

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

**FIRST AMENDMENT TO THE DECLARATION OF PLANNED UNIT DEVELOPMENT  
FOR FOREST RIDGE P.U.D.**

GRANTOR: FOREST RIDGE P.U.D. OWNERS' ASSOCIATION

GRANTEE: FOREST RIDGE P.U.D. OWNERS' ASSOCIATION

LEGAL DESCRIPTION: FOREST RIDGE P.U.D., ACCORDING TO THE  
DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, EASEMENTS AND RESERVATIONS  
RECORDED UNDER SKAGIT COUNTY RECORDING  
NUMBER 200011010001; AND THE SURVEY MAP AND  
PLANS RECORDED UNDER SKAGIT COUNTY  
RECORDING NUMBER 200010300144, AS  
THEREAFTER AMENDED.

ASSESSOR'S TAX PARCEL ID#: P117320 THROUGH P117340, AND P120109  
THROUGH P120121, INCLUSIVE

REFERENCE #: 200011010001

**FIRST AMENDMENT TO THE DECLARATION OF PLANNED UNIT DEVELOPMENT  
FOR FOREST RIDGE P.U.D.**

**RECITALS**

The Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Forest Ridge P.U.D. (the "Declaration") was recorded on November 1, 2000 in Skagit County, Washington under recording number 200011010001. The Survey Map and Plans were recorded in Skagit County, Washington on October 30, 2000 under recording number 200010300144. The Survey Map and Plans has been amended under Skagit County Recording Nos. 200011080122 and 200303250127.

The Forest Ridge P.U.D. Owners' Association desires to amend the Declaration to allow installation of heat pumps or other HVAC machinery under regulation by the Board.

The consent of Owners holding at least sixty-seven percent (67%) of the votes in the Association shall be required to amend the Declaration. Owners holding 67% duly consented to the adoption of this amendment.

The President and Secretary of the Board of Directors for the Forest Ridge P.U.D. Owners' Association certify that the procedures for amendment to the Declaration have been followed and acknowledge and attest, by their signatures below, the adoption of the following Amendment to the Declaration:

**A. Original Section 11.6 is deleted and replaced with the following new Section 11.6:**

11.6 Exterior Appearance. In order to preserve a uniform exterior appearance to the building(s) and the Common and Limited Common Areas visible to the public, the Board shall require and provide for the painting and other decorative finish of the building(s), lanais or patio/yard areas, or other Common or Limited Common Areas. This power of the Board extends to screens, doors, awnings, rails and other visible portions of each building. The Board may also require use of a uniform color of draperies, under draperies or drapery lining for all buildings.

**B. A new Section 11.6.1 is added:**

11.6.1: External fixtures or appliances. No Owner may install external fixtures or appliances, such as, but not limited to: flag poles, satellite dishes less than 1 meter in diameter, HVAC exterior components, or antennas without the express permission of the Board and following procedures set by the Board. Mini-split HVAC systems are prohibited.

**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.

DATED and ATTESTED this 13<sup>th</sup> day of November, 2023.

By James T. English  
Forest Ridge, President

By Michael Levitt  
Forest Ridge, Secretary

STATE OF WASHINGTON )  
 ) ss.:  
 COUNTY OF Skagit )

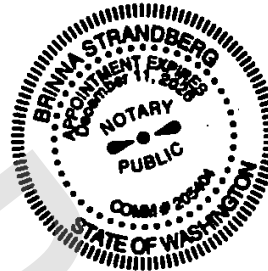


On this 13<sup>th</sup> day of November, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James English to me known to be the President of the Forest Ridge P.U.D. Owners' Association, the Washington non-profit corporation 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.

Brinna Strandberg (Print name)

Notary Public in and for the State of  
 Washington, residing at Anacortes  
 My commission expires: Dec. 11<sup>th</sup> 2026



STATE OF WASHINGTON )  
 ) ss.:  
 COUNTY OF Skagit )

On this 13<sup>th</sup> day of November, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael Levitt to me known to be the Secretary of the Forest Ridge P.U.D. Owners' Association, 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.

Brinna Strandberg (Print name)

Notary Public in and for the State of  
 Washington, residing at Anacortes  
 My commission expires: Dec 11<sup>th</sup> 2026