

AFTER RECORDING RETURN TO:

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3130 Howe Pl., Suite 101
Bellingham, WA 98226

TITLE OF DOCUMENT:	First Amendment To Declaration For Skagit Commons Condominium
AF# OF AFFECTED DOCUMENT:	202206210018
GRANTOR:	Skagit Commons
GRANTEE:	The General Public

**FIRST AMENDMENT TO DECLARATION CONTAINING COVENANTS,
CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR
SKAGIT COMMONS CONDOMINIUM**

PURPOSE: TO CORRECT A MATHEMATICAL MISTAKE AND SCRIVENER'S ERROR

THIS AMENDMENT is made this 8th day of April, 2024, by Skagit Commons, a Washington Mutual and Miscellaneous Nonprofit Corporation ("Association").

WITNESSETH THAT:

A. A Declaration of Covenants, Conditions, Restrictions and Reservations establishing Skagit Commons Condominium, were recorded in the land records of Skagit County, Washington, at Auditor's File No. 202206210018 ("Declaration"), along with a Survey Map and Plans recorded at Auditor's File No. 202206210017 ("Survey Map").

B. Pursuant to RCW 64.90.285 and Section 17.7 of the Declaration, the Association may unilaterally amend the Condominium Instruments within five (5) years from recording to correct mathematical mistakes, scrivener's error, or clarify an ambiguity including, without limitation, recalculating the undivided interest in the common elements and liability for common expenses.

C. The Survey Map included square footage of the footprint of each Unit and Common House, without taking into consideration the number of levels of Units and Common House. This conflicted with the original calculations consented to by the Association and utilized from inception.

D. The Association, through its Board of Directors, wishes to correct the mathematical mistake caused by the miscalculations/scrivener error and adjust the undivided

interest in the common elements and liability for common expenses of each Unit to reflect what the Association consented to and has utilized from inception.

NOW, THEREFORE, pursuant to and in compliance with Section 17.7 of the Declaration and RCW 64.90.285, the Board of Directors of the Association hereby amends the following Sections of the Declaration, as follows:

Exhibits.

Attached hereto is the First Amendment to Exhibit B to the Declaration.

EXCEPT as modified by this Amendment, all of the terms and provisions of the Condominium Instruments 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.

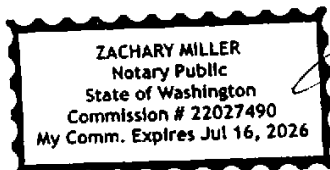
SKAGIT COMMONS

By: Catherine A Carr
Its: President

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Catherine A Carr is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and that (s)he acknowledged it as the president of Skagit Commons to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: April 8th, 2024.



[Signature]
NOTARY PUBLIC in and for the State of Washington.
My commission expires: 07/16/2026

FIRST AMENDMENT TO EXHIBIT "B"
TO DECLARATION FOR SKAGIT COMMONS CONDOMINIUM

Unit No.	Basic Square Footage	Reallocation of Common House Square Footage	Total Allocated Square Footage†	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Level(s) in Building	Limited Common Elements	Allocated Interests - Comm. El. & Assessments*	Allocated Interests - Votes
A101	1,047	343	1,390	2	2	0	1	Rear Yard, Deck	3.27%	3.333%
A102	762	343	1,105	2	1	0	1	Rear Yard, Patio	2.60%	3.333%
A103	600	343	943	1	1	0	1	Rear Yard, Patio	2.22%	3.333%
A104	1,162	343	1,505	3	2	0	1	Rear Yard, Patio	3.54%	3.333%
A105	1,104	343	1,447	2	2	0	1	Rear Yard, Patio	3.41%	3.333%
A201	1,047	343	1,390	2	2	0	1	n/a	3.27%	3.333%
A202	762	343	1,105	2	1	0	1	n/a	2.60%	3.333%
A203	600	343	943	1	1	0	1	n/a	2.22%	3.333%
A204	1,162	343	1,505	3	2	0	1	n/a	3.54%	3.333%
A205	1,104	343	1,447	2	2	0	1	n/a	3.41%	3.333%
A301	1,047	343	1,390	2	2	0	1	n/a	3.27%	3.333%
A302	762	343	1,105	2	1	0	1	n/a	2.60%	3.333%
A303	600	343	943	1	1	0	1	n/a	2.22%	3.333%
A304	1,162	343	1,505	3	2	0	1	n/a	3.54%	3.333%
A305	1,104	343	1,447	2	2	0	1	n/a	3.41%	3.333%

Unit No.	Basic Square Footage	Reallocation of Common House Square Footage	Total Allocated Square Footage†	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Level(s) In Building	Limited Common Elements	Allocated Interests - Comm. El. & Assessments*	Allocated Interests - Votes
B1	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
B2	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
B3	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
B4	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
C1	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
C2	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
C3	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
C4	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
D1	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
D2	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
E1	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%

Unit No.	Basic Square Footage	Reallocation of Common House Square Footage	Total Allocated Square Footage†	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Level(s) in Building	Limited Common Elements	Allocated Interests - Comm. El. & Assessments*	Allocated Interests - Votes
E2	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
F1	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
F2	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
F3	1,212	343	1,555	2	2	0	2	Rear Yard, Deck or Patio	3.66%	3.333%
Common House	10,287 §	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Totals	42,492	10,287	42,492						100%	100%

* Allocated interests are the percentages 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 by the Declarant to each Unit, described in Sections 5.3, 7.4.2 and 10.6 of this Declaration. ALL ALLOCATED INTERESTS ARE SUBJECT TO CHANGE UPON AN EXERCISE OF DEVELOPMENT RIGHTS - See Section 3.3.2 hereof.

† Square footages are derived from pre-incorporation architectural and marketing estimates of Unit measurements, as consented to by the Community on 01/08/2022.

§ The square footage of the Common House was divided equally (343 sq. ft.) and added to the square footage of each Unit. The Allocated Interests in the Common Elements and Assessments was calculated by then taking such figure for each Unit and dividing by the Total Square Footage. See Section 10.6.1 hereof