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05/06/2025 03:54 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
MARCIE O'BRIEN
BYK CONSTRUCTION, INC.
702 METCALF ST., STE. A
SEDRO WOOLLEY, WA 98284

Document Title: First Amendment to Declaration of Covenants, Conditions, Reservations and Restrictions for Bucko Estates
Declarant/Grantor/Grantee: Buckwood, LLC, a Washington limited liability corporation
Abbrev. Legal: Ptn. NE ¼, S23, T35N, R4E
Tax Parcel No.: P37250; P37251
Affected Document AF#: 202307280155

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR BUCKO ESTATES

GENERAL PURPOSE: AMEND COVENANTS TO CORRECT SCRIVENER'S ERROR AND TO REMOVE CERTAIN REAL PROPERTY TO THE COMMUNITY

THIS FIRST AMENDMENT ("First Amendment") is made by Buckwood, LLC, a Washington limited liability corporation ("Declarant") on the date it is signed and executed below.

WITNESSETH THAT:

WHEREAS, the Declarant applied for and was granted preliminary plat approval for a plat located at 503 and 505 F & S Grade Road, Sedro-Woolley, WA ("Project"). The conditions of approval for the Project required a boundary line adjustment between the Declarant and the Sedro Woolley School District ("SWSD"). This was memorialized in a Development Agreement recorded on September 23, 2022 at Skagit County Auditor File No. 202209230062 ("Development Agreement").

WHEREAS, final plat approval was granted for the Project and resulted in the recording of the Declaration of Covenants, Conditions, Reservations and Restrictions for Bucko Estates at Skagit County Auditor's File No. 202307280155 (the "Declaration") along with the plat map for Bucko Estate, which was contemporaneously recorded at Skagit County Auditor's File No. 202307280154 ("Plat Map").

WHEREAS, the conditions of approval from the Development Agreement was included on the Plat Map, sheet 2 which states "Tract 'K'... to be conveyed to Sedro -Woolley School District by boundary line adjustment in the future." The Declarant inadvertently left out this condition in the Declaration.

WHEREAS, RCW 64.90.285(9) allows for amendments to the declaration for a scrivener's error upon 30-days' notice to the owners.

WHEREAS, the Declarant desires to amend the Declaration to include a development right to convey and accept real property in compliance with the conditions of approval of the Project as set forth in the Development Agreement.

WHEREAS, the Declarant has provided a 30-day notice to the owners within the Project regarding the conveyance of property as set forth in the Development Agreement and the Plat Map.

WHEREAS, the Declarant has, consistent with the Development Agreement, conveyed Tract K shown on the Plat Map to SWSD under Skagit County Auditor File No. 202502280066.

WHEREAS, the Declarant desires to clarify and amend the Declaration to remove Tract K from the Declaration and thereby remove it from the community.

NOW, THEREFORE, pursuant to and in compliance with RCW 64.90.285 and the terms set forth in the Declaration, the Declarant hereby amends as follows:

Section 3.2 of the Declaration is hereby amended and replaced as follows:

3.2 Community Attributes. The Community consists of thirty (30) Lots (which includes two (2) duplex Lots) designed for Residential purposes, two (2) open space tracts shown on the Plat Map as "Open Space 1" and "Open Space 2", three (2) protected critical area tracts shown on the Plat Map as "PCA Tract 1", "PCA Tract 2", and "PCA Tract 3", and Tract J, X, and Y. The Declarant has reserved development rights to create Lots within Tract X and Tract Y as set forth in section 3.3 below. The Community does not include Tract Z.

Section 3.3.1.6 (a) of the Declaration is hereby amended and replaced as follows:

(a) Phase 1, in general, consists of thirty (30) Lots (which includes two (2) duplex Lots) designed for Residential Purposes, two (20) open space tracts shown on the Plat Map as "Open Space 1" and "Open Space 2", three (3) protected critical area tracts shown on the Plat Map as "PCA Tract 1", "PCA Tract 2", and "PCA Tract 3", and Tract J. Phase 1 also creates Tracts X and Y which are subject to development rights to create additional Lots as set forth below. Phase 1 also creates Tract Z, which is not part of the Community.

Section 5.1.3 of the Declaration is hereby amended and replaced as follows:

5.1.3 Tract J as shown on the Plat.

EXCEPT as modified by this First 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, Declarant has caused this First Amendment to be executed on the date written below, who hereby certifies, pursuant to the Declaration and RCW 64.90.285 that this First Amendment was properly adopted.

//////////////////// SIGNATURE PAGE FOLLOWS //////////////////////

BUCKWOOD, LLC,
a Washington limited liability corporation

By [Signature]
TIM WOODMANSEE
Its: Authorized Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 10th day of MAY, 2025 before me personally appeared Tim Woodmansee, to me known to be the authorized agent of the Buckwood, LLC, who executed the within and foregoing instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he/she 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.



[Signature]
PRINTED NAME: JACLYN SANDERS
Notary Public in and for the State of Washington,
residing at SPAIN WASH, WA
My commission expires: 10/27/25