

AFTER RECORDING RETURN TO:  
Rock Ridge Summit Homeowners Association  
PO Box 1213  
Anacortes Washington 98221

**M22849-LT ACCOMMODATION RECORDING ONLY**

TITLE OF DOCUMENT: SECOND AMENDMENT To Declaration of Covenants  
For Rock Ridge South Phase IV & Phase V Adding Rock  
Ridge Boundary Line Adjustment Lots 1, 2, 3  
AF# OF AFFECTED DOCUMENT: AF#201711060066, AF# 201807270028  
GRANTOR: ROCK RIDGE SUMMIT HOMEOWNERS  
ASSOCIATION  
GRANTEE: THE GENERAL PUBLIC  
ABBREV. LEGAL DESCRIPTION: BLOCK 67 TUTTLE & BUCKLEY'S PLAT OF  
ANACORTES  
FULL LEGAL APPEARS: PAGE 4 Exhibit A

SECOND AMENDMENT TO DECLARATION OF COVENANTS  
FOR ROCK RIDGE SOUTH PHASE IV & V

**PURPOSE:** To Exercise Development Right to Add New Platted Lots to the  
Community of Rock Ridge Summit IV and V, to Confirm Binding Effect of Covenants on  
Rock Ridge Boundary Line Adjustments Lots 1,2, 3 with the Exception of Tract A.

**THIS AMENDMENT** is made this 2nd day of October, 2025 by Rock Ridge  
Summit Homeowners Association, a Washington Non-Profit Homeowners Association  
and RR Summit NW LLC, a Washington Limited Liability Company as Declarants.

WITNESSETH THAT:

- A. WHEREAS, Pursuant to the provisions of the Subdivision Ordinance of the City of Anacortes (Anacortes City Code, Title 16) the City of Anacortes approved a Subdivision for Rock Ridge South Phase IV, Rock Ridge South Phase V and Rock Ridge Boundary Line Adjustment Lots 1,2,3.
- B. WHEREAS, a Plat Map for Rock Ridge South Phase IV was recorded among the land records of Skagit County at Auditor's File No. 201711060065 to create the fourth phase of Rock Ridge South and Auditor's File No. 201807270028 to create the fifth phase Communities of Anacortes, Skagit County, Washington. The recording of the phases

caused a Declaration of Covenants affecting all Lots in the Phase IV Community to be recorded at Auditor's File No. 201711060066, records of Skagit County, Washington to accompany the Plat Map. The Recording of Phase V under Auditors No. 201807270027 along with The Recording of the First Amendment to Declaration of Covenants for Rock Ridge South Phase IV Adding Phase V File No. 201807270028 caused a Declaration of Covenants affecting all lots in Phase V Community to be burdened by the Covenants of the communities.

- C. WHEREAS, pursuant to Sections 3.4.2, 3.4.7, 15.7 and 16.5 of the Declaration of Covenants, the Declarant or its Affiliates may unilaterally amend the Community's Governing Documents from time to time to exercise Development Rights.
- D. WHEREAS, in Section 3.4.1 of the Declaration of Covenants, the Declarant reserved Development Rights to develop the community in multiple "Phases", consisting of new platted Division of the Subdivision, by which adding additional Lots, Common Areas, and /or Limited Common Areas could be added to the Community.
- E. WHEREAS, the additional improvements, Lots, Common Areas and Limited Common Areas as more particularly described herein, creating 3 additional lots and limited common areas.

NOW THEREFORE, pursuant to and in compliance with Section 3.4.2 of the Declaration of Covenants, the Declarants hereby execute this Amendment as follows:

RR Summit NW LLC pursuant to the provisions of the City of Anacortes Codes has recorded with the Auditor of Skagit County, Washington a certain Boundary Line Adjustment Plan, showing the location and dimensions of the land within the Subdivision, together with other necessary information. This Plan is recorded at Auditors File No. 202503310037, records of Skagit County, Washington.

The recording of this Second Amendment to the Declaration of Covenants for Rock Ridge Summit South Phase IV and Phase V, adding the real property shown on the Rock Ridge Boundary Line Adjustment Lots 1, 2, and 3, with the Exception of Tract A, the legal description of the property is defined in "Exhibit A" as part of this document. The recording of this amendment and any future amendments to the Declaration of Covenants thus benefits and burdens Lots 1, 2 and 3.

Except as modified in this Amendment, all terms and provisions of the Governing Documents are hereby expressly ratified and confirmed and shall remain in full force and effect.

**EXHIBIT A****LEGAL DESCRIPTION****Lot 1**

The East 20 feet of Lot 6 and all of Lots 7 and 8, Block 67 "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO. WASH." as per plat recorded in Volume 2 of Plats, page 23 records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.

**Lot 2**

The East 10 feet of Lot 3 and all of Lots 4 and 5 and the West 10 feet of Lot 6, "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO. WASH." as per plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

**Lot 3**

All of Lots 1 and 2 and the West 20 feet of Lot 3, Block 67, plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**Tract A**

Lots 13 through 20, inclusive, Block 67 "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO. WASH.," as per plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

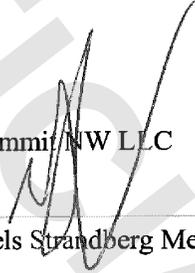
IN WITNESS WHEREOF, the Declarants have caused this Amendment to be executed as of the date first written above.

Rock Ridge Summit Homeowners Association

  
By: Steve Bleistein President

10-2-25  
Dated

RR Summit NW LLC

  
By: Nels Strandberg Member

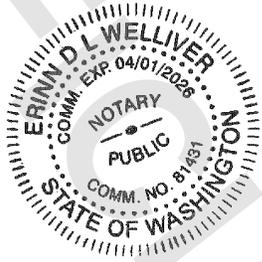
10-2-25  
Dated

[Notary Following Page]

STATE OF WASHINGTON )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Steve Bleistein is the person who appeared before me, and said person acknowledged that he signed this instrument and that he was authorized to execute the instrument and acknowledged it as the President of the Rock Ridge Summit Homeowners Association, to be free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: Oct 2, 2025



Notary of Public for the State of Washington

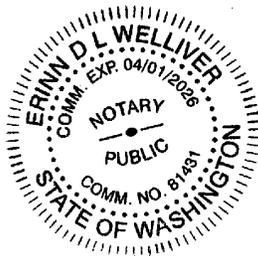
Erin D. Welliver  
Signature

My Appointment Expires 4/1/2026

STATE OF WASHINGTON )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Nels Strandberg is the person who appeared before me, and said person acknowledged that he signed this instrument and was authorized to execute the instrument and that he acknowledged it as the Member of the RR NW Summit LLC, to be free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: Oct 2, 2025



Notary of Public for the State of Washington

Erin D. Welliver  
Signature

My Appointment Expires 4/1/2026