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01/28/2026 09:08 AM Pages: 1 of 12 Fees: \$314.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

SCOT S. SWANSON
BELCHER SWANSON LAW FIRM, P.L.L.C.
900 DUPONT STREET
BELLINGHAM, WA 98225-3105

Document Title:	FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR BOW LAKE ESTATES
Grantor/Grantee:	BOW LAKE ESTATES HOMEOWNERS' ASSOCIATION
Legal Description:	Lots 2 through 4 Wade and Leslie Dan Short Plat Recorded AF# 950117019 and Lots 1 through 5 Plat of Bow Hill Lake Recorded at AF# 9802090152
Assessor's Tax Parcel ID#:	P113071, P113074, P113075, P113077, P113076, P107216, P107215, P50360, and P113078

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESERVATIONS AND RESTRICTIONS OF BOW LAKE ESTATES

General purpose: To allocate Limited Common Area moorage spaces.

This First Amendment is made this 1 day of NOVEMBER, 2025 by the Lot Owners of Bow Lake Estates.

RECITALS

A. A Declaration of Covenants, Conditions, Reservations and Restrictions of Bow Lake Estates, was recorded under Skagit County Auditor's File No. 201706270016, on June 27, 2017 (the "Declaration").

B. The Declaration at Section 2.12 contemplated allocating moorage spaces as Limited Common Areas to individual Lot Owners.

C. Previously, the Association proposed improvements to the docks to provide moorage spaces and several Lot Owners participated financially in that project.

D. Exhibit "H" of the Declaration includes a marina sketch with the location of marina spaces that may be allocated as Limited Common Areas. In addition, Limited Common Areas is defined in Section 1.22 of the Declaration and includes only the certain moorage spaces that may be provided for the exclusive use of one of the Lots.

E. The Association has proposed this Amendment to allocate the moorage spaces to the Lot Owners that contributed financially to the construction of the moorage.

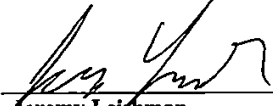
F. This Amendment is for the purpose of creating Limited Common Area moorage spaces and allocating them to Lot Owners.

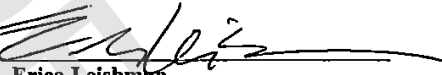
G. This Amendment is signed by Lot Owners representing more than seventy-five percent (75%) of Lot Owners of Lots in Bow Lake Estates as required by Article 9 of the Declaration.

NOW, THEREFORE, pursuant to and in compliance with Article 9 of the Declaration, Lot Owners amend the Declaration as follows:

1. Section 2.12 is amended to read as follows:
 - 2.12 Allocation of Moorage Spaces to Individual Lots. A rough map showing the Marina Area and the allocation of numbered moorage spaces marked as Limited Common Areas is attached as Exhibit "H". The allocation of Limited Common Area moorage spaces to individual Lots is shown on attached Exhibit "J". In the event that any other Lot Owners would like a Limited Common Area moorage space they shall notify the Association and pay for the improvements to construct a moorage space that can be allocated to their Lot. Upon completion of the construction of the moorage spaces the Association shall record an Amendment to the Declaration allocating the space to the Lot Owner.
2. Attached hereto is the First Amendment to Exhibit "H" to the Declaration and Exhibit "J" to the Declaration.
3. Except as modified by this Amendment, all other terms and provisions of the Declaration are hereby expressly ratified and confirmed and shall remain in full force and effect.

[Signature pages follow]

By: 
 Jeremy Leishman
 Date: 11/08/2025

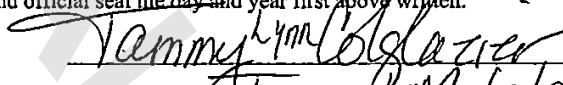
By: 
 Erica Leishman
 Date: 11/8/2025

STATE OF WASHINGTON)
)ss.
 COUNTY OF SKAGIT)

On this 8 day of November 2025 before me personally appeared Jeremy Leishman, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.

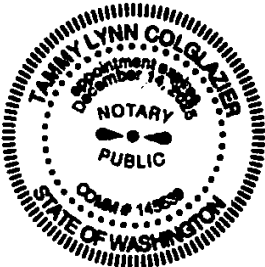


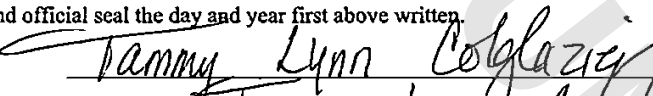

 Printed Name: Tammy Lynn Colglazier
 Notary Public in and for the State of Washington,
 residing at Bow, WA
 My Commission Expires: 12-14-2025

STATE OF WASHINGTON)
)ss.
 COUNTY OF SKAGIT)

On this 8 day of November 2025 before me personally appeared Erica Leishman, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.




 Printed Name: Tammy Lynn Colglazier
 Notary Public in and for the State of Washington,
 residing at Bow, WA
 My Commission Expires: 12-14-2025

By: Rodrigo Varas Silva
 Date: 11/12/2025

By: Rocio Collado-Pacheco
 Date: 11/12/25

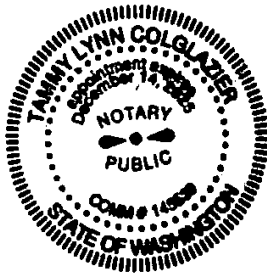
STATE OF WASHINGTON

)
)ss.
)

COUNTY OF SKAGIT

On this 12 day of November 2025 before me personally appeared Rodrigo Varas Silva, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Printed Name: Tammy Lynn Colglazier
 Notary Public in and for the State of Washington,
 residing at Bow
 My Commission Expires: 12-14-2025

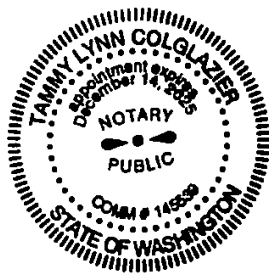
STATE OF WASHINGTON

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)

COUNTY OF SKAGIT

On this 12 day of November 2025 before me personally appeared Rocio Collado-Pacheco, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Printed Name: Tammy Lynn Colglazier
 Notary Public in and for the State of Washington,
 residing at Bow
 My Commission Expires: 12-14-2025

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By: *Bo*
Bo Descheemaeker
 Date: 11/8/25

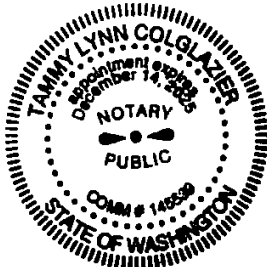
By: *Kaitlyn Descheemaeker*
Kaitlyn Descheemaeker
 Date: 11/8/25

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

On this 8 day of November 2025 before me personally appeared Bo Descheemaeker, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



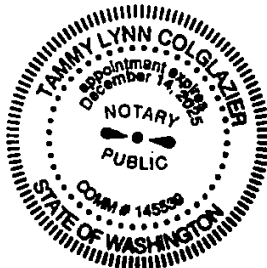
Tammy Lynn Colglazier
 Printed Name: Tammy Lynn Colglazier
 Notary Public in and for the State of Washington,
 residing at Bow
 My Commission Expires: 12-14-2025

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

On this 8 day of November 2025 before me personally appeared Kaitlyn Descheemaeker, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Tammy Lynn Colglazier
 Printed Name: Tammy Lynn Colglazier
 Notary Public in and for the State of Washington,
 residing at Bow
 My Commission Expires: 12-14-2025

By: Michael Odwyer
Michael Odwyer

Date: 11/8/2025

By: Sou Nay Odwyer
Sou Nay Odwyer

Date: 11/8/2025

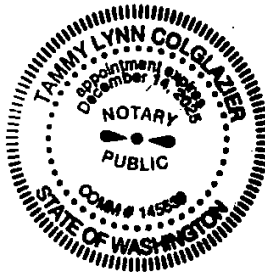
STATE OF WASHINGTON)

)ss.

COUNTY OF SKAGIT)

On this 8 day of November 2025 before me personally appeared Michael Odwyer, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Printed Name: Tammy Lynn Colglazier
Notary Public in and for the State of Washington,
residing at BOW
My Commission Expires: 12-14-2025

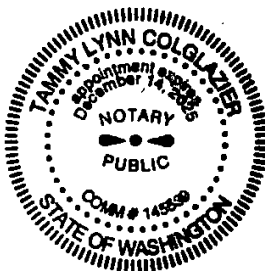
STATE OF WASHINGTON)

)ss.

COUNTY OF SKAGIT)

On this 8 day of November 2025 before me personally appeared Sou Nay Odwyer, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



Printed Name: Tammy Lynn Colglazier
Notary Public in and for the State of Washington,
residing at BOW
My Commission Expires: 12-14-2025

By: 
 Douglas A. Spady

Date: 12-1-25

By: 
 Julie L. Spady

Date: 12/1/25

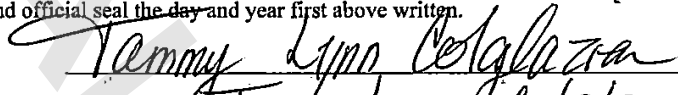
STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 1 day of December 2025 before me personally appeared Douglas A. Spady, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.



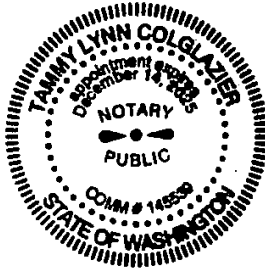

 Printed Name: Tammy Lynn Colglazier
 Notary Public in and for the State of Washington,
 residing at Bow, WA
 My Commission Expires: 12-14-2025

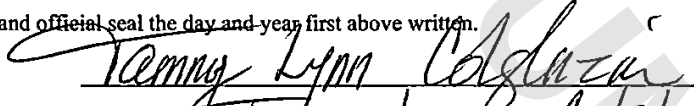
STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 1 day of December 2025 before me personally appeared Julie L. Spady, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal the day and year first above written.




 Printed Name: Tammy Lynn Colglazier
 Notary Public in and for the State of Washington,
 residing at Bow
 My Commission Expires: 12-14-2025

No Wake Lakes, Inc.

By:  PRESIDENT
Douglas A. Spady, PresidentDate: 12-1-25

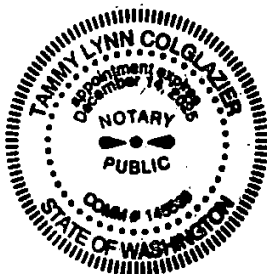
STATE OF WASHINGTON)

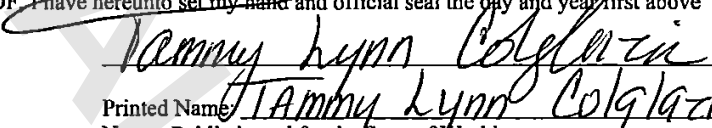
COUNTY OF SKAGIT)

)ss.

On this 1 day of December 2025 before me personally appeared Douglas A. Spady, to me known to be the president of No Wake Lakes, Inc., a Washington corporation, the corporation that executed the within and foregoing instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that Douglas A. Spady 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.




Printed Name: Tammy Lynn Colglazier
Notary Public in and for the State of Washington,
residing at Bow WA
My Commission Expires: 12-14-2025

FIRST AMENDMENT TO

EXHIBIT "H"

MARINA AREA SKETCH

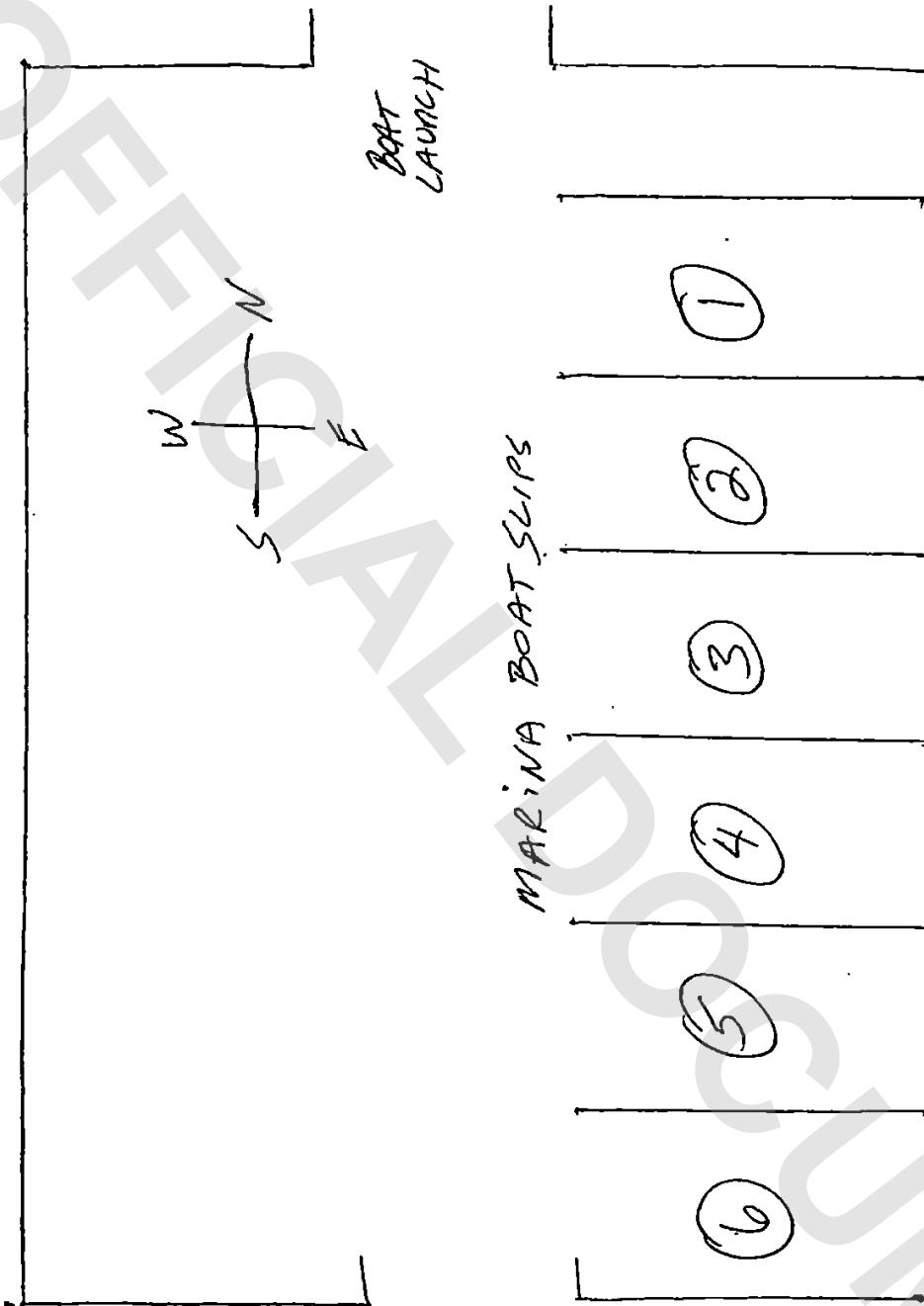


EXHIBIT "J"

**ALLOCATION OF MOORAGE SPACES
TO INDIVIDUAL LOTS**

Moorage Space Number	Allocation
1	P113075
2	P50360
3	P113078
4	P107215
5	P113076
6	P113077