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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 Pioneer Landing
Declarant/Grantor/Grantee: PTW HOMES, LLC, a Washington limited liability corporation
Abbrev. Legal: Ptn NE ¼ OF SW ¼, S19, T35N, R5E
Tax Parcel No.: P39825
Affected Document AF#: 202510280015

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR PIONEER LANDING

GENERAL PURPOSE: TO AMEND SPECIAL DECLARANT RIGHTS AND AUTHORIZE ASSOCIATION TO ACT AS A MASTER ASSOCIATION

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

RECITALS:

A. The Declaration of Covenants, Conditions, Reservations and Restrictions for Pioneer Landing (the "Original Declaration") was recorded at Auditor's File No. 202510280015 along with the plat map of Pioneer Landing, which was contemporaneously recorded at Auditor's File No. 202510280014.

B. The Original Declaration does not provide the Pioneer Landing Homeowners Association ("Association") with the authority to act as a master association pursuant to RCW 64.90.300. The Declarant intends to either: 1) further subdivide lots within the Original Declaration; or 2) subject one or more lots to a condominium regime, necessitating the Association to be a master association.

C. As of the date of this First Amendment, the Declarant owns all lots described in the Original Declaration. Therefore, pursuant to RCW 64.90.285, the Declarant hereby amends the Original Declaration to amend Special Declarant Rights and authorize the Association to act as a master association.

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 1.4.3 of the Declaration is hereby amended and replaced as follows:

1.4.3. Specific Purpose – Governance of Community for Benefit of Lot Owners. The specific purpose of this Declaration is two-fold: (1) to establish a flexible plan for the future development of the Community and of its Subordinate Projects; and (2) to develop and maintain an effective governance structure for the Community, consistent with the terms of the Governing Law, to facilitate the perpetual existence of the Community so that goods and services essential to the Upkeep of Common Elements and to the well-being of the Occupants of the Community may be assured. The Community shall be governed in perpetuity by the Association described below in this Declaration.

Section 2.24, 2.25, and 2.26 are hereby added as follows:

2.24. “Master association” means an organization described in RCW 64.90.300, whether or not it is also an association described in RCW 64.90.400. Any master association with jurisdiction over any portion of this Community is described in Section 3.4.1 and 7.4.2 of this Declaration.

2.25. “Subordinate Project” means development within a Lot that is a condominium as defined in RCW 64.90.010(11).

2.26. “Subordinate Project Association” means a condominium association established pursuant to Chapter 64.90 or any successor statute, under a declaration that complies with RCW 64.90.300 for such Subordinate Project recorded on a Lot.

Section 3.4.1 of the Declaration is hereby amended and replaced as follows:

3.4.1. General Reservation of Special Declarant Rights. Pursuant to RCW 64.90.225(1)(g), the Declarant has reserved the following Special Declarant Rights for the purpose of furthering and completing the development of the Community: (a) To complete any improvements indicated on the Plat or described in the Declaration or the public offering statement pursuant to RCW 64.90.610(1)(h); (b) To exercise any development right; (c) Maintain sales offices, management

offices, signs advertising the Community, and models; (d) Use easements through the Common Elements for the purpose of making improvements within the Community or within real estate that may be added to the Community; (e) Make the Community subject to a Master Association; (f) Merge or consolidate the Community with another common interest community; (g) Appoint or remove any Officer or Board member of the Association or any master association or to veto or approve a proposed action of the Board or Association, pursuant to RCW 64.90.415(1); (h) Control any construction, design review, or aesthetic standards committee or process; (i) Attend Meetings of the Lot Owners and, except during an executive session, the Board; and (j) Have access to the records of the Association to the same extent as a Lot Owner.

Section 7.4.2. of the Declaration is hereby amended and replaced as follows:

7.2.4. Power to Act as a "Master Association". The Association shall have the authority to act as a "Master Association" as described in RCW 64.90.300, for a Subordinate Project. The Declaration of the Subordinate Project must provide that certain powers described in RCW 64.90.405 are delegated to the Association for the benefit of the unit owners of the Subordinate Project.

Notwithstanding the provisions of RCW 64.90.415, following termination of Declarant Control for the Subordinate Project, the Board of Directors of the Master Association shall be elected as follows: All board members of each Subordinate Project Association may vote for all members of the Board of the Master Association.

Section 16.1.5. of the Declaration is hereby added as follows:

16.1.5. Easements for Master Association Functions. There is hereby granted to the Master Association described in section 7.2.4 of this Declaration, or its duly authorized agents, contractors and representatives, such easements as are necessary to perform the duties and obligations of the Master Association.

EXCEPT as modified by this First Amendment, all of the terms and provisions of the Original 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 //////////////////////////////////////


PTW HOMES, LLC,
a Washington limited liability corporation

By 
PAUL WOODMANSEE
Its: Authorized Agent

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 24 day of March, 2026 before me personally appeared Paul Woodmansee, to me known to be the authorized agent of the PTW Homes, 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.


PRINTED NAME: Madison Bowman
Notary Public in and for the State of Washington,
residing at Sedro-Woolley
My commission expires: March 21, 2029

