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Skagit County Auditor

WHEN RECORDED RETURN TO:

Timothy G. Krell Real Estate Law PLLC
805 Dupont Street, Ste 1
Bellingham, WA 98225

Document Title: Sixth Amendment to Declaration of Covenants for Montreaux, P.U.D.
Reference Nos. of Documents Affected: 20080501004, 200707230124
Grantor: Montreaux Community Association
Grantee: The General Public
Abbreviated Legal: Lots 9 & 10 Montreaux Phase 1
Tax Parcel Numbers: 4935-000-009-0000 / P126402; 4935-000-010-0000 / P126403

SIXTH AMENDMENT TO DECLARATION OF COVENANTS FOR MONTREAU, P.U.D.

PURPOSE: To Terminate Specific Easements Imposed on the Plat Affecting Lots 9 & 10.

THIS AMENDMENT is made this 2 day of July, 2026 by MONTREAU COMMUNITY ASSOCIATION, a Washington Nonprofit Miscellaneous and Mutual Corporation (the "Association").

WITNESSETH THAT:

WHEREAS, the Community's original Declarant caused a Declaration of Covenants ["Covenants"], affecting all Lots in the Montreaux Community (Plat), to be recorded under Auditor's File No. 200805010004, records of Skagit County, Washington . The Covenants have been amended by instruments recorded under Auditor's File Nos. 201008230281, 201108290064, 201204030049, 201402270019 and 201511240004.

WHEREAS, pursuant to Section 17.1 of the Declaration of Covenants, the Association may amend the Community's governing documents from time to time, by the vote or agreement of Owners of Lots to which at least sixty percent (60%) of the votes of the Association are allocated;

WHEREAS, the Association has determined that it is necessary and desirable to amend portions of the Covenants addressing easements imposed upon lots within the Plat for Public Utility District No. 1 to access and serve with utilities a parcel formerly owned by Skagit PUD No. 1. located adjacent to, and easterly of Lots 9 and 10 of the Plat. That property has been acquired by private owners causing the easements imposed on the face of the Plat to no longer be needed.

NOW THEREFORE, pursuant to, and in compliance with, Section 17.1 of the Covenants, the Association hereby amends Section 16.4.2 addressing specific easement rights to clarify that the easements in favor of P.U.D. No. 1 of Skagit County, as created and depicted on the Plat of Montreaux, Phase 1, recorded under Skagit County Auditor's File No. 200707230124, and referred to in paragraphs 56 and 58 (sheet 3 of 21), are terminated and of no further force or effect.

EXCEPT as modified by this Amendment, all of the terms and provisions of the Governing Documents 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 set forth above by its President who certifies, that this Amendment was properly adopted and is being recorded pursuant to Section 17.2.

MONTREAUX COMMUNITY ASSOCIATION

By: *Bruce Johnson*
Name: Bruce Johnson
Its: President

STATE OF WASHINGTON

SS

COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Bruce Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the President of Montreaux Community Association, be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: *July 2nd, 2026*

Timothy G. Krell
Notary name printed or typed: *Timothy G. Krell*
Notary Public in and for the State of Washington
Residing at *Bellingham*
My appointment expires: *9-28-2026*

