



199912030105

Kathy Hill, Skagit County Auditor

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RETURN TO:

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\_\_\_\_\_

DOCUMENT TITLE(S) (or transactions contained herein):

First Amendment to Condominium Declaration

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

ADDITIONAL REFERENCE NUMBERS ON PAGE \_\_\_\_\_ OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. Alpine Fairway Villa Cond
2. Sea-Van Investment Assoc
3. Ligo Construction Company
- 4.

ADDITIONAL NAMES ON PAGE \_\_\_\_\_ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. public
- 2.
- 3.
- 4.

ADDITIONAL NAMES ON PAGE \_\_\_\_\_ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: I.e., lot, block, plat or quarter, quarter, section, township and range):

ADDITIONAL LEGAL(S) ON PAGE \_\_\_\_\_ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER: \_\_\_\_\_

TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE \_\_\_\_\_ OF DOCUMENT.

**FIRST AMENDMENT TO CONDOMINIUM DECLARATION FOR  
ALPINE FAIRWAY VILLA CONDOMINIUM**

This first amendment to the Declaration and Covenants, Conditions, Restrictions and Reservations for Alpine Fairway Villa Condominium ("Declaration") is made by the undersigned Declarant, Sea Van Investments Association and Ligo Construction Company, Inc., to the Declaration.

1. Declaration. The Declaration was recorded with the Auditor of Skagit County under Auditor's file number 9905260007.
2. Purpose of First Amendment. The purpose of this First Amendment is to add a second phase to the Alpine Fairway Villa Condominium pursuant to Article 21.1 of this Declaration.
3. Legal Description for Phase II. The real estate described in Exhibit "A", which is attached hereto and incorporated herein, is hereby designated as Phase II of Alpine Fairway Villa Condominium and is hereby subjected to the provisions of the Washington Condominium Act (Ch. 64.34 R.C.W.).
4. Reference to Survey Map and Plans. The survey map and plans of Phase II buildings referred to herein were filed with the Auditor of Skagit County, Washington simultaneous with the recording of this First Amendment to the Declaration for Alpine Fairway Villa Condominium under file number 199912030104.
5. Units Created. This First Amendment establishes Phase II of Alpine Fairway Villa Condominium, which consists of four (4) units. Phase I and Phase II taken together constitute a total of eight (8) units.
6. Description of Units in Phase II Phase II contains Unit numbers 4B, 4C, 5B and 5C in two, two units two-story buildings. The buildings are wood frame construction without basements having concrete foundations. The approximate square footage, common number of bathrooms, common number of bedrooms, common number of levels, common number of built fireplaces and uncovered parking spaces per unit is described in Exhibit "B", which is by this reference incorporated herein.
7. Allocation of Undivided Interest Votes and Expenses. As a result of this First Amendment, the percentage of undivided interest in the common elements, the common expenses of the association and the votes in the association are reassigned to each unit as follows:

3A	12.5%
3D	12.5%
9A	12.5%
9D	12.5%
4B	12.5%

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4C 12.5%  
5B 12.5%  
5C 12.5%

8. Effect of Amendment. The effect of this First Amendment is to incorporate Phase II into Alpine Fairway Villa Condominium. Except as provided in this First Amendment, the Declaration shall remain in full force and effect, and shall in all respects be applied to the real property described in Exhibit "A".

**THE PARTIES HAVE SIGNED** this agreement on the 1<sup>st</sup> day of December, 1999.

Declarants:

SEA-VAN INVESTMENTS ASSOCIATION

BY: 

EDWARD YOUNG, Authorized Representative

LIGO CONSTRUCTION COMPANY, INC.

BY: 

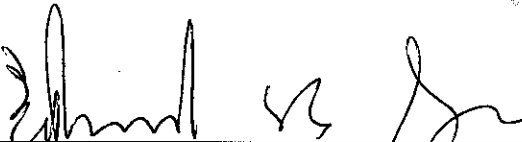
EDWARD YOUNG, Secretary

ALPINE FAIRWAY VILLA CONDOMINIUM  
OWNER'S ASSOCIATION

BY: 

EDWARD YOUNG, President

Attested By:



EDWARD YOUNG, Secretary of Alpine Fairway Villa  
Condominium Owner's Association

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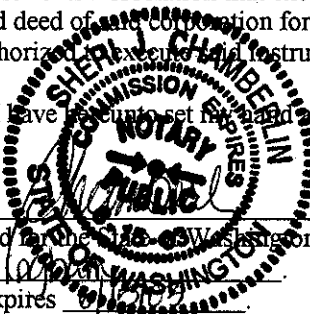
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STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SKAGIT )

On this 18<sup>th</sup> day of Dec., 1999, before me personally appeared Edward Young, to me known to be the president of Sea-Van Investments Association 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 he 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]*  
Notary Public in and for the State of Washington,  
residing at Bellingham  
My Commission Expires 6/15/03

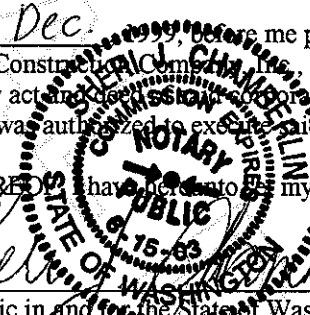


STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SKAGIT )

On this 18<sup>th</sup> day of Dec., 1999, before me personally appeared Edward Young, to me known to be the president of Ligo Construction Company, Inc., 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 he 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]*  
Notary Public in and for the State of Washington,  
residing at Bellingham  
My Commission Expires 6/15/03

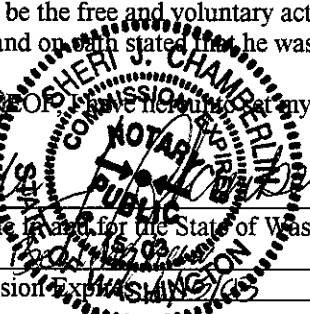


STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SKAGIT )

On this 18<sup>th</sup> day of Dec., 1999, before me personally appeared Edward Young, to me known to be the president of Alpine Fairway Villa Condominium Owner's Association 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 he 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]*  
Notary Public in and for the State of Washington,  
residing at Bellingham  
My Commission Expires 6/15/03



STATE OF WASHINGTON )

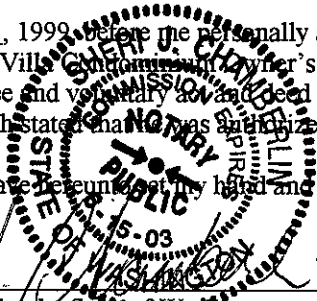
*Whatcom*  
COUNTY OF SKAGIT )

)ss.

On this 18<sup>th</sup> day of Dec., 1999, before me personally appeared Edward Young, to me known to be the secretary of Alpine Fairway Village Condominium Owner's Association 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 he 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]*  
Notary Public in and for the State of Washington,  
residing at *Beirham*  
My Commission Expires *6/15/03*



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EXHIBIT "A"  
LEGAL DESCRIPTION

LOTS 4 AND 5, "REPLAT OF TRACT 202 AND LOT 67 ALPINE FAIRWAY VILLA," AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 32 AND 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SAID LOTS 4 AND 5 ARE RESTATED ON "SURVEY MPA AND PLANS FOR ALPINE FAIRWAY VILLA CONDOMINIUMS, PHASE I", RECORDED IN VOLUME 17 OF PLATS, PAGES 67 TO 71, INCLUSIVE, RECORDS OF SKAGIT COUNTY WASHINGTON ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9905260007;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UNDER ALPINE VIEW PLACE, (APRIVATE ROAD) AS DELINEATED ON THE FACE OF SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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EXHIBIT "B" TO FIRST AMENDMENT TO  
COVENANTS, RESTRICTIONS AND RESERVATIONS FOR  
ALPINE FAIRWAY VILLA CONDOMINIUM

UNIT #	SQUARE FOOTAGE	NUMBER OF BATHROOMS	NUMBER OF BEDROOMS	LEVEL	NO. OF BUILT- IN FIREPLACES	COVERED PARKING SPACES PER UNIT
3A	1736	2	3	1	1	2
3D	1422	2	2	1	1	2
9A	1736	2	3	1	1	2
9D	1423	2	2	1	1	2
4B	1696	2	3	2	1	2
4C	1681	3.5	3	2	1	2
5B	1538	2	2	2	1	2
5C	1534	2	2	2	1	2

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