

AFTER RECORDING RETURN TO:
HUGH LEWIS, ATTORNEY AT LAW, P.C.
114 W. MAGNOLIA ST., SUITE 414
BELLINGHAM, WA 98225



200210110205

Skagit County Auditor

10/11/2002 Page 1 of 8 2:02PM

TITLE OF DOCUMENT: FOURTH AMENDMENT TO DECLARATION
FOR STONEBRIDGE CONDOMINIUM
AF# OF AFFECTED DOCUMENT: AF # 200104030061
GRANTOR: LANDED GENTRY DEVELOPMENT, INC.
GRANTEE: THE GENERAL PUBLIC
ABBREV. LEGAL DESCRIPTION: STONEBRIDGE CONDOMINIUM,
AF # 200104030061

**FOURTH AMENDMENT TO DECLARATION
FOR STONEBRIDGE CONDOMINIUM**

PURPOSE: TO EXERCISE DEVELOPMENT RIGHT
TO ADD ADDITIONAL PHASE

THIS AMENDMENT is made this 11TH day of October, 200~~2~~² by LANDED
GENTRY DEVELOPMENT, INC., a Washington corporation ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant caused a certain Condominium Declaration (the "Declaration") establishing Stonebridge Condominium ("the Condominium") to be recorded at Auditor's File No. 200104030061 among the land records of Skagit County, Washington, along with a Survey Map and Plans, which were contemporaneously recorded at Auditor's File No. 200104030060; the Declaration has been amended previously by Amendments to Declaration recorded at Auditor's File Nos. 200106220057, 200202250202 and 200207290131, records of Skagit County, Washington;

WHEREAS, pursuant to RCW 64.34.236 and Sections 3.3.2 and 17.6 of the Declaration, the Declarant may unilaterally amend the Condominium Instruments from time to time to exercise Development Rights; and

WHEREAS, in Section 3.3.1 of the Declaration, as amended in the Third Amendment to Declaration, the Declarant reserved Development Rights to develop the Condominium in up to 5 "Phases" by adding improvements to the Condominium and creating additional Units, Common Elements, or Limited Common Elements within the real property included in the Condominium; and

WHEREAS, the Declarant now wishes to exercise one or more of such Development Rights and has created additional improvements, Units and Common Elements as more particularly described below, all for the purpose of creating an additional Phase of Development, known as "Phase 2", consisting of eighteen (18) additional Units and additional amenities as described in Section 3.3.1 of the Declaration.

WHEREAS, Section 10.8.2 of the original Declaration incorrectly stated the basis upon which surcharge assessments were to be made under the authority of Section 10.6.1 of the Declaration. This Amendment is designed to correct the errors contained in the original Declaration.

NOW, THEREFORE, pursuant to and in compliance with Section 3.3.2 of the Declaration and RCW 64.34.236, the Declarant hereby amends the following Sections of the Declaration, as follows:

1.2.1 Reference to Fourth Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington a Fourth Amendment to the Survey Map and Condominium plans, showing the location and dimensions of the new Units and other improvements constructed or contemplated to be constructed for Phase 2 of this Condominium, together with other information required by the Condominium Act; this Fourth Amendment to the Survey Map and Plans is recorded at Auditor's File No. 200210110206 among the land records of Skagit County, Washington.

3.1 Land and Street Address.

The land on which the buildings and improvements of this Condominium are located is situated at 2400 - 2419 and 2500 - 2523 Stonebridge Way, and 500 - 523 Shady Lane, Mount Vernon., Skagit County, Washington, and is more particularly described in the First Amendment to Exhibit "A" to the Declaration.

3.2 Buildings.

Phases 1 and 2 of the Condominium now contain twelve (12) completed buildings constructed for residential use, along with a Community Lodge building. Phase 3 presently contains three (3) buildings, each containing two Villa Units, all of which are depicted on the Survey Map and Plans.

3.3 Development Rights.

3.3.1 Description.

(No change.)

4.1.1 Number of Units Following Amendment. The Condominium contains forty-four (44) Units. The location of existing Units within the project and their boundaries and dimensions are shown on the Condominium Survey Map and Plans, as amended. The Fourth Amendment to Exhibit B to the Declaration attached hereto contains a list of all Units, their identifying numbers, location, style and the Allocated Interests appurtenant to each Unit. The Allocated Interests have been reallocated among all Units in accordance with Section 3.3.2 of the Declaration and with RCW 64.34.236(1).



200210110205
Skagit County Auditor

10.8 Limited Common Assessments

10.8.1 (No Change)

10.8.2 Pursuant to the authority granted in Section 10.6.1 of the Declaration, the Board shall have the authority to surcharge Units for various costs and expenses, including the expenses of funding reserves to repair and replace structural components of the Condominium, to the extent that Units may differentially use or may be differentially benefitted by such costs and expenses. These surcharges shall be known herein as Limited Operating Expenses and Limited Reserves. Such surcharges shall be assessed in amounts which are generally proportional to the size of the improvements constructed within Residential Units or constructed around Villa Units, as the case may be. Surcharged assessments may include differentials in costs and expenses associated with providing insurance and non-uniform maintenance services, along with reserves for painting, roofing and paving. The Declarant shall establish the categories of such Limited Common Expenses and shall include line items for same in the Association's budgets. Further, the Association may, by resolution supported by greater than 50% of the votes in the Association, require that any other Common Expense or portion thereof benefiting fewer than all of the Units shall be assessed exclusively against the Units benefitted; such assessment shall also constitute a Limited Common Expense.

20. Certificate of Completion of All Units

Declarant hereby certifies, pursuant to RCW 64.34.200(2), that all Residential Units in the Condominium, including the Units added by this Amendment, are substantially completed to a stage of development suitable for the construction of improvements and mechanical systems necessary for the residential uses contemplated in the Declaration.

Exhibits.

Attached hereto is the Fourth Amendment to Exhibit B to the Declaration.

EXCEPT as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

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

DECLARANT:
LANDED GENTRY DEVELOPMENT, INC.

BY: 

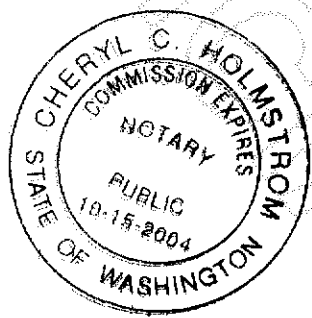
TRY, Its Vice President




STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that BRIAN GENTRY is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and that he acknowledged it as the Vice President of the Declarant, LANDED GENTRY DEVELOPMENT, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: Oct 16th, 2002.



Cheryl C Holmstrom
NOTARY PUBLIC in and for the State of
Washington. My commission expires:
10-15-2004


200210110205
Skagit County Auditor
10/11/2002 Page 4 of 8 2:02PM

FOURTH AMENDMENT TO EXHIBIT "B"

TO DECLARATION FOR STONEBRIDGE CONDOMINIUM

Unit No.	Unit Type Model Type	Street Address	Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Type of Heat	Allocated Interest*
1	A-4.	2400 Stonebridge Way	5140	3	2	1	GFA	.0227272
2	Res.	2406 Stonebridge Way	5150	TBD	TBD	TBD	GFA	.0227272
3	Res.	2412 Stonebridge Way	5150	TBD	TBD	TBD	GFA	.0227272
4	D	2416 Stonebridge Way	5150	2	2	1	GFA	.0227272
5	C-2	2420 Stonebridge Way	5290	3	2	1	GFA	.0227272
6	C-1	2401 Stonebridge Way	5271	2	2	1	GFA	.0227272
7	B-2	2405 Stonebridge Way	5300	3	2	1	GFA	.0227272
8	A-4	2411 Stonebridge Way	5300	3	2	1	GFA	.0227272
9	B-1	2415 Stonebridge Way	5300	2	2	1	GFA	.0227272
10	C-2	2419 Stonebridge Way	5609	3	2	1	GFA	.0227272
11	A-4	506 Shady Lane	5772	3	2	1	GFA	.0227272
12	D	504 Shady Lane	5148	2	2	1	GFA	.0227272
13	C-1	502 Shady Lane	5054	2	2	0	GFA	.0227272
14	D	500 Shady Lane	5646	2	2	1	GFA	.0227272



200210110205
Skagit County Auditor

Unit No.	Unit Type Model Type	Street Address	Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Type of Heat	Allocated Interest*
15	Res.	2500 Stonebridge Way	5299	TBD	TBD	TBD	GFA	.0227272
16	Res.	2502 Stonebridge Way	5022	TBD	TBD	TBD	GFA	.0227272
17	Res.	2503 Stonebridge Way	6492	TBD	TBD	TBD	GFA	.0227272
18	Res.	2511 Stonebridge Way	5767	TBD	TBD	TBD	GFA	.0227272
19	Res.	2515 Stonebridge Way	5928	TBD	TBD	TBD	GFA	.0227272
20	Res.	2517 Stonebridge Way	6604	TBD	TBD	TBD	GFA	.0227272
21	Res.	2519 Stonebridge Way	5334	TBD	TBD	TBD	GFA	.0227272
22	Res.	2521 Stonebridge Way	6294	TBD	TBD	TBD	GFA	.0227272
23	Res.	2523 Stonebridge Way	6430	TBD	TBD	TBD	GFA	.0227272
24	Res.	2522 Stonebridge Way	6767	TBD	TBD	TBD	GFA	.0227272
25	Res.	2520 Stonebridge Way	5845	TBD	TBD	TBD	GFA	.0227272
26	Res.	2518 Stonebridge Way	5124	TBD	TBD	TBD	GFA	.0227272
27	Res.	2516 Stonebridge Way	5050	TBD	TBD	TBD	GFA	.0227272
28	Res.	2514 Stonebridge Way	5050	TBD	TBD	TBD	GFA	.0227272
29	Res.	2512 Stonebridge Way	5050	TBD	TBD	TBD	GFA	.0227272



200210110205

Skagit County Auditor

Unit No.	Unit Type Model Type	Street Address	Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Type of Heat	Allocated Interest*
30	Res.	2510 Stonebridge Way	5050	TBD	TBD	TBD	GFA	.0227272
31	Res.	2508 Stonebridge Way	5247	TBD	TBD	TBD	GFA	.0227272
32	Res.	2506 Stonebridge Way	5407	TBD	TBD	TBD	GFA	.0227272
33	C-1	508 Shady Lane	6000	2	2	1	GFA	.0227272
34	Res.	515 Shady Lane	6000	TBD	TBD	TBD	TBD	.0227272
35	Res.	517 Shady Lane	6003	TBD	TBD	TBD	TBD	.0227272
36	Res.	519 Shady Lane	6003	TBD	TBD	TBD	TBD	.0227272
37	Res.	521 Shady Lane	6003	TBD	TBD	TBD	TBD	.0227272
38	Res.	523 Shady Lane	6047	TBD	TBD	TBD	TBD	.0227272
39	G-2Villa	501 Shady Lane	1358	3	2	1	GFA	.0227272
40	F-2Villa	503 Shady Lane	1239	3	2	1	GFA	.0227272
41	G-2Villa	505 Shady Lane	1358	3	2	1	GFA	.0227272
42	F-2Villa	507 Shady Lane	1239	3	2	1	GFA	.0227272
43	E-2Villa	509 Shady Lane	1347	3	2	1	GFA	.0227272
44	G-1Villa	511 Shady Lane	1295	2	2	1	GFA	.0227272



200210110205
Skagit County Auditor

Unit No.	Unit Type Model Type	Street Address	Square Footage	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Type of Heat	Allocated Interest*
Total								100.00%

* Allocated interests are the percentages of undivided interests in the Common Elements, fractional liability for the Common Expenses of the Association and votes in the Association allocated to each Unit under Section 5.3, 7.4.2 and 10.6 of the Declaration, pursuant to RCW 64.34.224(1).

TBD = To be determined during construction of dwelling Units by or under the direction of the Declarant.



200210110205
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