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200302260051

Skagit County Auditor

2/26/2003 Page 1 of 8 11:38AM

Chicago Title Insurance Company

DOCUMENT TITLE(s)

1. SECOND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
2. RESERVATIONS FOR LAKEWOOD PARK ASSOCIATION
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

ISLAND TITLE CO
QB2286

Additional numbers on page _____ of the document

GRANTOR(s):

ACCOMMODATION RECORDING

1. LAKEWOOD PARK LLC
2. RANDY & KATIE PREVIS
- 3.

Additional names on page _____ of the document

GRANTEE(s):

1. Public
- 2.
- 3.

Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

PTN LAKE CAMPBELL TO ANACORTES

Complete legal description is on page _____ of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P60765, P60766, P60769 and P60771

Island Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the
accuracy or completeness of the indexing information provided herein.

**SECOND DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS
FOR
LAKEWOOD PARK ASSOCIATION**

THIS SECOND DECLARATION (hereinafter "Declaration") is made this 14th day of February, 2003, by Lakewood Park LLC, a Washington corporation and/or its assigns, and Randy S. Previs and Katie L. Previs, husband and wife (hereinafter all collectively referred to as "Declarant" or "Declarants").

WITNESSETH:

WHEREAS, Declarants are the owners in fee of certain real property situated in Skagit County, Washington, described as

See **Exhibit A**, attached hereto and fully incorporated herein.

The real property described in **Exhibit A**, together with all residences and other structures thereon constituting real property, now existing or to be constructed in the future, shall hereinafter be referred to as the "Property"; and

WHEREAS, Declarants have previously adopted Covenants, Conditions, Restrictions, and Reservations for Lakewood Park Association applicable to the Property, recorded at Skagit County Auditor's File No. 200301290168 ("Original Covenants"); and

WHEREAS, Declarants desire to clarify and further define the scope of horse boarding, training, and/or riding allowed under the Original Covenants on Lot 9; and

WHEREAS, Declarants do not intend to amend, change, or clarify any other provision of the Original Covenants except as expressly provided herein; and

WHEREAS, the above recitals are a material part of this Declaration,

NOW THEREFORE, THE DECLARANTS hereby covenant, agree, and declare that the following section 6.31 shall be added as a new section to the Original Covenants:

6.31. Horses, Horse Boarding, Training, and Riding on Lot 9.

Lot 9 is not subject to a restriction on horses as set forth in Section 6.6 and is not subject to limitations on horse boarding, training, or riding, except as described in this paragraph. Lot 9 shall not be used as the site for an ongoing commercial horse training and riding business, nor shall it be the used on a frequent and regular basis for horse club or riding club events. Lot 9



may host 4-H club events or activities, and may host up to three (3) riding club or horse club events each year. There shall be no restriction on the number of horses on Lot 9 which belong to the Owner of Lot 9. In addition, Lot 9 may be used to board any number of horses owned by other Lot Owners, consistent with these covenants. Lot 9 may not be used to board more than ten (10) horses that are not owned by the Owner of Lot 9 or by any other Lot Owner.

Except for the addition of a new Section 6.31 as set forth above, the Original Covenants shall remain unchanged and in full force and effect.

EXECUTED the day and year first written above.

Lakewood Park LLC

By: *RSP*

Name/Title: Managing member

RSP
Randy S. Previs

Katie Previs
Katie L. Previs



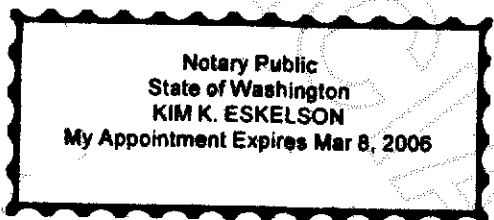
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Skagit County Auditor

STATE OF WASHINGTON)
) ^{SKAGIT} ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Randy S Previs signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Declarant Lakewood Park LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: February 14, 2003

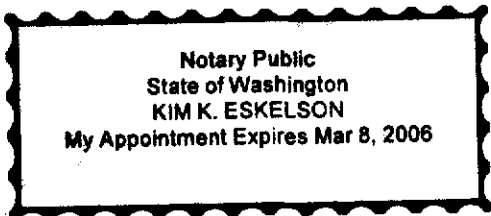


Kim K. Eskelson
 NOTARY PUBLIC for the State of Washington.
 My Commission expires 3-8-06

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Declarant Randy S. Previs signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: February 14, 2003



Kim K. Eskelson
 NOTARY PUBLIC for the State of Washington.
 My commission expires 3-8-06



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 Skagit County Auditor

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Declarant Katie L. Previs signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: February 14, 2003

Notary Public
State of Washington
KIM K. ESKELSON
My Appointment Expires Mar 8, 2006

Kim K. Eskelson
NOTARY PUBLIC for the State of Washington.
My Commission expires 3-8-06



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UNOFFICIAL DOCUMENT

1998-1999
1998-1999
1998-1999
1998-1999

EXHIBIT A, page 1

**LEGAL DESCRIPTION OF THE
PROPERTY**

P60765

LAKE CAMPBELL TO ANACORTES, BLOCK 40 41 42, LOT 1 TO 24, ACRES 4.31, TOGETHER WITH EAST HALF OF VACATED TAYLOR AVENUE ADJACENT

P60766

LAKE CAMPBELL TO ANACORTES, BLOCK 18 20 22 24 26 44 AND 46, ACRES 13.01, TOGETHER WITH SOUTH HALF OF VACATED MAPLE STREET LYING EASTERLY OF THE CENTERLINE OF LINCOLN AVENUE AND WESTERLY OF CENTERLINE OF CLEVELAND AVENUE AND WEST OF CENTERLINE OF GARFIELD AVENUE; ALSO EASTERLY OF CENTERLINE OF GRANT AVENUE AND THE UNNAMED EASTERLY MARGINAL STREET LYING BETWEEN THE PROLONGATIONS OF NORTH AND SOUTH LINES OF MAPLE STREET; AND THE UNNAMED EASTERLY MARGINAL STREET SOUTH OF MAPLE STREET ADJACENT TO BLOCKS 22, 23, 44 AND 45. TOGETHER WITH EAST HALF OF VACATED TAYLOR AVENUE ADJACENT TO BLOCK 18.

P60769

LAKE CAMPBELL TO ANACORTES LOTS 1 TO 8 & 17 TO 24 BLK 48

P60771

LAKE CAMPBELL TO ANACORTES, ACRES 14.14, BLOCKS 19, 21, 23, 25, 27, 43, 45, 47, 49 AND TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEYS ADJACENT TO SAID BLOCKS ABOVE WHICH ATTACHED TO SAID BLOCKS BY OPERATION OF LAW. ALSO TOGETHER WITH LOTS 1 - 6 AND LOTS 19 - 22 OF BLOCK 50, AND TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEY ADJACENT TO SAID LOTS OF BLOCK 50 WHICH ATTACHED TO SAID LOTS BY OPERATION OF LAW. TOGETHER WITH SOUTH HALF OF VACATED MAPLE STREET ADJACENT. ALSO TOGETHER WITH A PORTION OF POPLAR STREET, TAYLOR AVENUE, AND THE ALLEY IN BLOCK 50 IN THE PLAT OF LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, DESCRIBED AS FOLLOWS: THE EAST HALF OF TAYLOR AVENUE LYING SOUTH OF MAPLE STREET INCLUDING THOSE PORTIONS OF CEDAR STREET, PINE STREET, AND THE SOUTH HALF OF POPLAR STREET LYING WEST OF THE EAST LINE OF TAYLOR AVENUE AND ADJACENT TO LOTS 1-6 OF BLOCK 50; THE WEST HALF OF TAYLOR AVENUE LYING SOUTH OF THE CENTERLINE OF POPLAR STREET AND NORTH OF THE EASTERLY EXTENSION OF THE CENTERLINE OF THE ALLEY IN EXTENSION OF THE WEST LINE OF LOT 6, BLOCK 50 AND WEST OF THE CENTERLINE OF TAYLOR AVENUE; ALL OF THE ALLEY LYING BETWEEN LOTS 3, 4, 5, 6, 19, 20, 21 & 22 BLOCK 50; THE NORTH HALF OF THE ALLEY LYING ADJACENT TO LOTS 1 AND 2, BLOCK 50; ALL AS SHOWN ON THE PLAT OF "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES. ALSO TOGETHER WITH THE EAST HALF OF VACATED TAYLOR STREET ADJACENT TO BLOCK 27 AND 49.



EXHIBIT A, page 2

**LEGAL DESCRIPTION OF
INDIVIDUAL LOTS ON PROPERTY**

LOT 1

Block 22 and Block 23, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

LOT 2

Block 44, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Block by operation of law.

LOT 3

Block 45, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Block by operation of law; AND TOGETHER WITH that portion of the south 60 feet of the northwest quarter of the northwest quarter of Section 8, Township 34 North, Range 2 East, W.M. lying west of Miller Road.

LOT 4

Block 43 and Block 46, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

LOT 5

Block 24 and Block 25, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.



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EXHIBIT A, page 3

**LEGAL DESCRIPTION OF
INDIVIDUAL LOTS ON PROPERTY**

LOT 6

Block 20 and Block 21, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

LOT 7

Block 42 and Block 47, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

LOT 8

Block 40, Lots 13 through 24 of Block 41, Block 48, Block 49, Lots 1 through 6 and Lots 19 through 22 of Block 50, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said lots and blocks by operation of law.

LOT 9

Block 18, Block 19, Block 26, Block 27, Lots 1 through 12 of Block 41, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington; TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said lots and blocks by operation of law.



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