

AFTER RECORDING RETURN TO:

John and Gayle Lange
1427 231st Street SE
Bothell, WA 98021



200306300001
Skagit County Auditor

6/30/2003 Page 1 of 4 8:41AM

CHICAGO TITLE CO.

C24906 ✓

Document Title:

AMENDMENT TO DECLARATION OF EASEMENTS, RESERVATIONS AND
RESTRICTIVE COVENANTS FOR PLAT OF SAUK MOUNTAIN VIEW
ESTATES SOUTH (AFN 200306090033)

Grantor:

John and Gayle Lange

Grantee:

Sauk Mountain View Estates Homeowners Association

Legal Description:

Portion of SE quarter, NW quarter and SW quarter of the NE quarter of
Section 18 Township 35N, Range 5E, WM as more particularly described in
Exhibit A.

Assessor's Property Tax Parcel/Account Numbers:

P39362	P39364	P113471	P39361
P39369	P39363	P113136	P118778

AMENDMENT TO
DECLARATION OF EASEMENTS,
RESERVATIONS AND RESTRICTIVE COVENANTS

WHEREAS, John Lange and Gayle Lange, is the owner of one hundred percent (100%) of the lots in the Plat of Sauk Mountain View Estates South;

WHEREAS, Article I, Section 1.4 of the original Declaration of Easements, Reservations and Restrictive Covenants (recorded under Skagit County recording number 200306090033) provides that an the declaration may be amended with the approval of Lot Owners having seventy percent (70%) of the total votes;

NOW THEREFORE, John and Gayle Lange hereby amend the original declaration as follows:

1. The following new section shall be added to Article I:

Section 1.5 – AUTHORIZATION TO AMEND If Declarant, at its option, determines that it is necessary to so amend this Declaration, then Declarant, on behalf of all Lot Owners in the Association is hereby authorized to execute and to have recorded said required amendment or amendments. All Lot Owners hereby grant to Declarant a full and complete power of attorney to take any and all actions necessary to effectuate and record said amendment or amendments which shall be binding upon their respective Lots and upon them and their heirs, personal representatives, successors and assigns to the same extent as if they had personally executed said amendment or amendments. All Lot Owners hereby acknowledge and agree that the power of attorney granted herein shall be deemed coupled with an interest and shall be irrevocable.

2. The second paragraph of Section 7.2 shall be changed to read as follows:

Upon the initial closing of each home in the **Plat of Sauk Mountain View Estates, South** to a homebuyer (not a speculative builder), the buyer of each Lot shall be assessed the amount of **seventy-five dollars (\$75.00)** for the purpose of supporting the Common Areas and the association set-up costs during the period prior to the Transition Date. After the Transition Date, the Board shall set a budget for determining assessments for the remainder of that fiscal year.

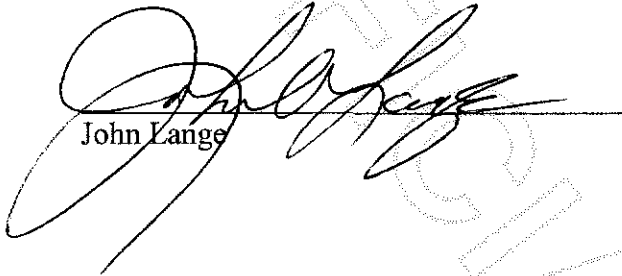
3. The fourth sentence of Section 10.4 shall be corrected to read as follows:

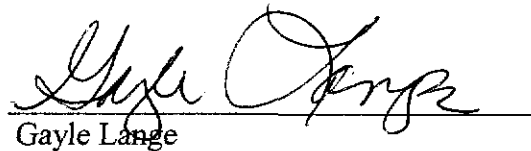
For Bluff Lots (**numbered 21-31 in Phase I and similar lots in future Phases**) only decorative rear yard fences shall be allowed, not to exceed four (4) feet in height.

4. The first sentence of Section 10.5 shall be corrected to read as follows:

No **commercial** trucks, campers, trailers, boats, motorcycles or other vehicles of any type, or any part thereof shall be parked or permitted to remain on any Lot more than three (3) days unless the same is stored or placed in a garage or shielded from view from the street.

DECLARANT:




John Lange


Gayle Lange

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2003

STATE OF WASHINGTON)
 Snohomish) ss
COUNTY OF SKAGIT)

Amount Paid 
Skagit Co. Treasurer
By  Deputy

On this day personally appeared before me John Lange and Gayle Lange, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the use and purposes herein mentioned.

SUBSCRIBED AND SWORN TO before me on this 24 day of
June, 2003

ROBERT M LIVESAY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 9, 2005



Name: Robert M Livesay
Notary Public in and for the State of
Washington residing at Marysville
My appointment expires: 6-9-05



EXHIBIT A

All of Lots 1 through 96, Sauk Mountain View Estates, South, a PRD, filed in records of Skagit County, Washington, in Skagit County Auditor's File No. 200306090032, on June 9, 2003.



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Skagit County Auditor