



200406150130

Skagit County Auditor

6/15/2004 Page

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5 12:40PM

Document Title:

Amendment
Declaration of Easement,
Reservations & Restrictive
Covenants

Reference Number :

200305090002

Grantor(s):

additional grantor names on page ___

1. Sauk maintain View Estates North Ph 1

2.

Grantee(s):

additional grantee names on page ___

1. public

2.

Abbreviated legal description:

full legal on page(s) ___

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

**AMENDMENT # 1 SAUK MOUNTAIN VIEW ESTATES
NORTH – PHASE 1 -- WILDFLOWERS -- DECLARATION
OF EASEMENT, RESERVATIONS, AND RESTRICTIVE
COVENANTS**

**THIS AMENDMENT TO THE DECLARATION OF EASEMENT,
RESERVATIONS, AND RESTRICTIVE COVENANTS (CC&R's) is
made on this ____ day of June, 2004, by Sauk Mountain Village,
L.L.C. hereinafter referred to as the "Declarant".**

RECITALS

**A. Declarant is the owner of real estate located in Skagit County
Commonly referred to and will hereinafter be referred to as Sauk
Mountain View Estates North – Phase 1 – Wildflowers – (hereinafter
referred to as "Plat".) The Plat consists of Sixty-One (61) lots and
certain common areas including open space tracts.**

**B The Plat is a Planned Residential Development approved by
the City of Sedro-Woolley and recorded under Skagit County
Auditor's File Number 200305090001 at the Skagit County
Recorder's Office.**

**C. Declarant will convey the lots included within the Plat, subject
to certain protective covenants, conditions, restrictions, reservations,
liens, easements, and charges as set forth in the CC&R's recorded on
May 9, 2003, and, the covenants contained in this Amendment # 1 to
the original CC&R's and recorded on ____ day of June, 2004.**

**D. NOW THEREFORE, Declarant hereby declares that all of
the Sixty-One (61) Lots within the Plat, shall be held, sold, and
conveyed subject to and together with the following easements,
restrictions, covenants, and conditions recorded on the face of the
Plat, all of which are for the purpose of enhancing and protecting the
value, desirability, and attractiveness of the real property, and for
the purpose of providing perpetual compliance with certain
requirements of the City of Sedro-Woolley.**



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The following amendments and additions are hereby incorporated into and made a part of the Original CC&R's:

ARTICLE II – EASEMENTS

Section 2.1 COMMON AREA EASEMENT Every owner of a Lot within the Plat (“Owner”) shall have the right to an easement for the use and enjoyment of the Common Areas, subject to such uniform rules and restrictions as may be adopted by the Board of Directors. The Common Areas cannot be mortgaged or conveyed without the written consent of at least seventy-five percent (75%) of the Owners, (excluding Declarant) Owners include the fee titleholder of any lot within the Plat, as well as contract purchasers of lots, but not contract sellers.

Easement and Right of Way: Each Owner of a Lot within the Plat hereby grants an easement or right of way over their Lot for the construction of internal sidewalks, walkways, or pathways, that are designed to provide pedestrian access throughout the Plat for the Lot Owner's and their guests. No Lot Owner may restrict, or prohibit, pedestrian access to these internal sidewalks, walkways, or pathways, constructed on their Lot, and used from time to time by other Lot Owner's and their guests. The open space restrictions shall be in perpetuity.

Section 2.2 EASEMENTS APPURTENANT All of the easements and rights of way granted herein are appurtenant to all portions of the Plat, and are for the benefit of all Owners, and together with restrictions, reservations, covenants or designations herein, are hereby declared as covenants running with the land. Such easements, being appurtenant to and for the benefit of all portions of the Plat (Development) shall pass, together with any and all restrictions, reservations, covenants, and/or designations contained in this document or hereafter adopted, whether mentioned or not mentioned in the instrument of conveyance of any portion of the Plat.



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ARTICLE XIII

USE/ASSIGNED DETACHED GARAGES

DETACHED GARAGES Each home within the Plat that does not include an attached Garage on or within its Lot, shall have a detached garage permanently assigned to it, which garage shall be for the sole and exclusive use of the Owner of such home. Any utility charges for such detached garages shall be paid pro rata by the Owners of all such garages which share meters or are otherwise billed jointly.

Maintenance The Association shall be responsible for maintaining all of the Common Areas, including the areas that are landscaped within the Lots, adjacent to the homes. The contracts for the maintenance of the Common Areas, and the landscaped area around the homes, shall be awarded by the Homeowner's Association and form part of the annual budget prepared annually by the Homeowner's Association. The roofs, exteriors and any shared utility lines and associated meters of the detached garages assigned to a Homeowner, shall be maintained by the Homeowner's Association, except that the costs of such maintenance may be assessed by the Association against the Owner's to whom the garages have been assigned.

DATED THIS 15th day of June, 2004

DECLARANT: SAUK MOUNTAIN VILLAGE, L.L.C.

By: 
Its: President



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STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT)

On this day personally appeared before me Frederick G Flemming, to me known to be the President of Sauk Mountain Village, L.L.C. who executed the within and foregoing instrument, and acknowledged that they signed as their free and voluntary act and deed, for the use and purposes mentioned.

SUBSCRIBED AND SWORN TO before me on this 15 day of June, 2004.

Judy Zavala
Notary Public in and for the State of Washington, residing at Burlington

PRINTED NAME: Judy Zavala
In and for the State of Washington
My commission expires: 10-1-05

Easement
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
JUN 15 2004
Amount Paid \$0
Skagit County Treasurer
By: *[Signature]* Deputy



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