



200504060078

Skagit County Auditor

4/6/2005 Page 1 of 4 1:09PM

After Recording Mail to:
Nord Northwest Corporation
P. O. Box 713
Conway, WA 98238-0713

**SECOND SUPPLEMENTAL DECLARATION
THE RIDGE AT MADDOX CREEK CONDOMINIUM ASSOCIATION**

Grantor(s): The Ridge at Maddox Creek Condominium Association

Grantee(s): The Public

Legal Description:

(All Possible Phases)

Lot B-12, Maddox Creek P.U.D., Phase 3, recorded August 14, 2000, under Auditor's file No. 200008140137, records of Skagit County, Washington.

Situate in City of Mount Vernon, Skagit County, Washington

(Phase I)

That portion of Lot B-12, Maddox Creek PUD, Phase 3, according to the duly recorded plat thereof, recorded under Auditor's file number 200008140137, records of Skagit County, Washington.

Beginning at the southwest corner of said Lot B-12; Thence N19°14'19"E a distance of 230.80 feet; thence S73°30'25"E a distance of 160.36 feet; thence S17°04'30"W a distance of 104.48 feet; thence N67°03'22"W a distance of 24.57 feet; thence S26°21'15"W a distance of 139.72 feet; thence N59°34'33"W a distance of 31.03 feet; thence N72°32'15"W a distance of 91.88 feet to the point of beginning.

(Phase II)

That portion of Lot B-12, Maddox Creek PUD, Phase 3, according to the duly recorded plat thereof, recorded under Auditor's file number 200008140137, records of Skagit County, Washington

Situate in Skagit County, Washington

THIS DECLARATION, pursuant to the provisions of the Washington Condominium Act, is made and executed this 7th day of MARCH, 2005, by Nord Northwest Corporation, a Washington corporation ("Declarant").

Declarant proposes to amend a condominium now known as The Ridge at Maddox Creek, according to the Declaration thereof recorded under Auditor's File No. 200309120223, as supplemented by the First Supplemental Declaration of The Ridge at Maddox Creek recorded under Auditor's File No. 200407150082, and the survey map and plans thereof recorded in the records of Skagit County, Washington. The purpose of this Declaration is to correct scrivener's errors and the legal description for The Ridge at Maddox Creek Condominium, to include all phases.

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

Articles 1 through 19 of the original Declaration of the Ridge at Maddox Creek Condominium, as amended by this Second Supplemental Declaration of The Ridge at Maddox Creek Condominium, filed for record in the office of the Skagit County Auditor on September 12, 2003, under Auditor's File No. 200309120223, are hereby restated in their entirety, and approved and confirmed as set forth therein, except as follows:

1. Article 1, Paragraph 1.13, entitled "Survey Map and Plans: means the survey map and plans of The Ridge at Maddox Creek Condominium Phase I, bearing recording number 200309120222. Survey map and plans additionally refers to the survey map and plans of The Ridge at Maddox Creek Condominium Phase II, bearing recording number 200504060077

2. Article 4, Paragraph 4.1, "General Description, Location and Designation of Units." THE RIDGE AT MADDOX CREEK CONDOMINIUM consists of fifty-eight (58) units.

Phases I and II consist of a total of 58 Units. The dimensions, designation and location of each Unit are shown in the Survey Map and Plans, which is made a part of this Declaration as if fully set forth herein. The approximate area of each Unit in Phases I and II are shown on the attached Exhibits A-1, A-2, A-3, B-1, B-2 and B-3. Exhibits A-1, A-2, A-3, B-1, B-2 and B-3 contain the identifying number, number of bathrooms (whole or partial), number of bedrooms, number of built-in fireplaces, level or levels on which each Unit is located, type of heat and heat service, number of parking spaces and whether covered, uncovered, or enclosed, if any, as the same apply to each Unit. Unit shall include garages as shown on survey map and plans. The survey maps and plans as set forth herein may vary at the discretion of the Declarant from the original plans approved by the local building department, viewed by the general public, or potential Unit owners. The local building department and building



officials' interpretation of the codes of construction during the period of their on-site approvals or plan reviews shall be the sole determining agency to determine the viability of construction and/or construction standards as they relate to this development. Phase II consists of 29 units similar in size and style to Phase I.

3. Article 5, Paragraph 5.1.1, Common Elements. The land described in Exhibit "A" as Phase I constituting the building at 1416 Lindsay Loop, the land described in Exhibit "B" as Phase II constituting the building at 1419 Digby Pl.

4. Article 7, "Allocation of Undivided Interests in Common Elements" is amended to read as follows: Each unit will be entitled to an undivided equal ownership interest in the common elements determined by total interest divided by the number of units in the Association.

6. The legal description set forth on the Original Declaration of The Ridge at Maddox Creek is hereby amended as follows:

(All Possible Phases)

Lot B-12, Maddox Creek P.U.D., Phase 3, recorded August 14, 2000, under Auditor's file No. 200008140137, records of Skagit County, Washington.

Situate in City of Mount Vernon, Skagit County, Washington

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(Phase II)

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IN WITNESS WHEREOF, Declarant has caused this Second Supplemental Declaration to be executed this 7th day of MARCH, 2005.

Nord Northwest Corporation,

3



200504060078

Skagit County Auditor

4/6/2005 Page

3 of

4 1:09PM

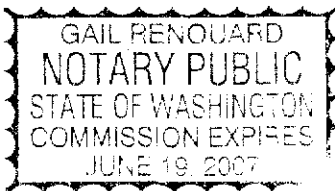
a Washington Corporation

By: [Signature]
Richard G. Nord, Sr., President

STATE OF WASHINGTON)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Richard G. Nord, Sr., is known to be the President of Nord Northwest Corporation, a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath he stated that he is authorized to execute the said instrument.

DATED this 1th day of March, 2005.



Gail Renouard
(Signature)

Gail Renouard
(Print Name)

Notary Public in and for the state of Washington,
Residing in Mount Vernon
My Appointment Expires: 6-19-07

