



200508230083

Skagit County Auditor

8/23/2005 Page 1 of 4 11:03AM

Document Title:

Amendment to CER's

Reference Number:

9811020155

Grantor(s):

additional grantor names on page ___

1. Nookachamp Hills LLC

2.

Grantee(s):

additional grantee names on page ___

1. Public

2.

Abbreviated legal description:

full legal on page(s) ___

Phase 2B of Nookachamp Hills PUD

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P30524, P27848, P29995

AMENDMENT TO THE DECLARATION AND COVENANTS, CONDITIONS
RESTRICTIONS, EASEMENTS AND RESERVATIONS
FOR
DIVISION 2-B OF THE NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT

Grantor: Nookachamp Hills LLC
Grantee: Homeowners in Nookachamp Hills Planned Unit Development
Division 2-B
Tax Parcel Nos.: P30524, P27848, P29995
Legal Description: See Attached Exhibit A Legal Description

Related Documents: Declaration and Covenants, Conditions, Restrictions, Easements and reservations (CC&R's) filed under Auditors File # 9811020155 Dated November 2nd 1998.

Declarant is the owner of certain real property hereinafter described as Division 2-B of the Nookachamp Hills Planned Unit Development legally described on Exhibit A hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 23 2005

RECITALS

Amount Paid \$
By Skagit Co. Treasurer Deputy

Declarant herein adopts for the benefit of Division 2-B all of the provisions of the existing aforementioned CC&R's with the following amendments:

A. HEIGHT RESTRICTIONS FOR CERTAIN LOTS

Lots number 114, 116, 118, 120, 122, 124, 126, 128, 130, 132 and 134 shall be restricted to a height of no more than 20 feet measured from the mean ground elevation of the four corners of the living area portion of a proposed new structure.

B. MINIMUM SQUARE FOOTAGE OF LIVING AREA

The minimum living area for any residential structure having a single living level shall be 1,700 S.F. The minimum living area for a 1 and ½ story or two story home shall be not less than 2,000 S.F.

C. SUBMITTAL OF PLANS FOR ARCHITECTURAL REVIEW AND APPROVAL

Each lot Owner shall be required to submit for review and approval, prior to start of any construction activity or earth moving, a site plan showing the following:

1. All existing contours of the lot at no more than 2' intervals.



200508230083
Skagit County Auditor

- UNOFFICIAL DOCUMENT
2. All landscaping improvements proposed for the entire lot including any area of the lot that may be left in native vegetation that must not include any noxious vegetation as defined by Skagit County's noxious vegetation list.
 3. All proposed storm water conveyance system improvements either existing on the lot or proposed to be constructed on the lot.
 4. Any easements affecting the lot including all utility easements and access easements.
 5. All proposed building improvements including the proposed grading plan for the construction of all planned improvements.
 6. All retaining walls and landscaping structures.
 7. All impervious surfaces along with a calculation of the total square feet of area of impervious surfaces including all roof area calculations.
 8. Location of the access to adjacent public right of way including a detail of any culvert placement at the location of access to the lot.
 9. The location of all utility connections proposed as part of the construction of any structures including storm drainage water conveyance systems, sanitary sewer facilities, natural gas facilities, phone and data facilities, electrical power facilities and TV cable facilities.

D. REQUIREMENT FOR ENGINEERED CIVIL AND STRUCTURAL DRAWINGS

Declarant reserves the right to require any lot owner to provide fully engineered drawing showing any of the improvements listed in paragraph C. Engineered drawings shall be provided by a licensed engineer acceptable to the Declarant.

- E. All lot owners shall submit all of the required information listed in paragraph C to Skagit County Permit Center as a requirement of the normal permit process.
- F. No grading activity of any kind will be permitted on any lot without the written permission of the Declarant in order to assure compliance with all of the requirements of this Amendment to the CC&R's.

G. EFFECTIVE DATE

The effective date of this Amendment will be the date of recording of Division 2-B of the Plat of Nookachamp Hills Planned Unit Development.



200508230083
Skagit County Auditor

8/23/2005 Page

3 of

4 11:03AM

DECLARANT:
Nookachamp Hills LLC
A Washington Limited Liability Company
By:



Dan R. Mitzel
Managing Member
Nookachamp Hills LLC

State of Washington)
)ss

County of Skagit)

I certify that I know or have satisfactory evidence that Dan R. Mitzel is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the managing member of Nookachamp Hills LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

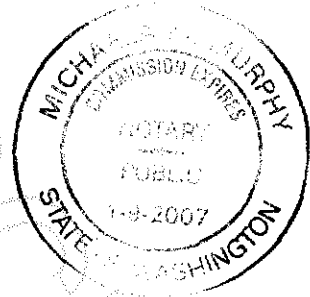
Dated: August 8, 2005.

Michaela M. Murphy
Notary Public in and for the State of Washington

Michaela M. Murphy
(Notary name to be printed)

Residing at: Arlington, WA

My appointment expires: January 9, 2007



200508230083
Skagit County Auditor