

AFTER RECORDING SEND TO:

D. B. Johnson Construction, Inc.
1801 Grove St., Unit B
Marysville, WA 98270

CHICAGO TITLE IQB2850
ACCOMMODATION RECORDING



200605030049

Skagit County Auditor

5/3/2006 Page 1 of 3 11:33AM

Document Title

Amendment to Declaration of Easement, Reservations, and Restrictive Covenants
(200305090002, 200406150130, 200507180167,
200508080137, 200510260044, 200601230191)

Grantor

D. B. Johnson Construction, Inc.

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

Grantee:

Plat of Sauk Mountain View Estates North, Phase I, Wildflower

Legal Description:

Lots 1 through 61, inclusive, and Tracts CH-1, CH-2, CH-3, CH-4, CH-5, CH-6, CH-7,
CH-8, CH-9, CH-10, CH-11, CH-12, CH-13, and Tracts A, B, C, D, E, R, W and Y and
Tracts 2, 3, 5, 6, 7, and 8 of the Plat of Sauk Mountain View Estates North, Phase I,
Wildflower according to the plat thereof recorded under Skagit County Auditor's File
No. 200305090001 records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Numbers:

4813-000-001-0000	4813-000-002-0000	4813-000-003-0000	4813-000-004-0000
4813-000-005-0000	4813-000-006-0000	4813-000-007-0000	4813-000-008-0000
4813-000-009-0000	4813-000-010-0000	4813-000-011-0000	4813-000-012-0000
4813-000-013-0000	4813-000-014-0000	4813-000-015-0000	4813-000-016-0000
4813-000-017-0000	4813-000-018-0000	4813-000-019-0000	4813-000-020-0000
4813-000-021-0000	4813-000-022-0000	4813-000-023-0000	4813-000-024-0000
4813-000-025-0000	4813-000-026-0000	4813-000-027-0000	4813-000-028-0000
4813-000-029-0000	4813-000-030-0000	4813-000-031-0000	4813-000-032-0000
4813-000-033-0000	4813-000-034-0000	4813-000-035-0000	4813-000-036-0000
4813-000-037-0000	4813-000-038-0000	4813-000-039-0000	4813-000-040-0000
4813-000-041-0000	4813-000-042-0000	4813-000-043-0000	4813-000-044-0000
4813-000-045-0000	4813-000-046-0000	4813-000-047-0000	4813-000-048-0000
4813-000-049-0000	4813-000-050-0000	4813-000-051-0000	4813-000-052-0000
4813-000-053-0000	4813-000-054-0000	4813-000-055-0000	4813-000-056-0000
4813-000-057-0000	4813-000-058-0000	4813-000-059-0000	4813-000-060-0000
4813-000-061-0000			

**SEVENTH AMENDMENT TO
DECLARATION OF EASEMENT, RESERVATIONS, AND
RESTRICTIVE COVENANTS
OF
SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 1, WILDFLOWER**

This Amendment is made to the Declaration of Easement, Reservations and Restrictive Covenants of Sauk Mountain View Estates North, Phase 1, Wildflower dated May 8, 2003 and recorded May 9, 2003 under Skagit County Auditor's File No. 200305090002 (the "Declaration").

Whereas, Section 1.4 of the Declaration (as amended July 12, 2005, provides the right to amend the Declaration by recording such amendment signed by the Declarant or its successor.

Whereas, D. B. Johnson Construction, Inc. is a successor declarant as defined in the Third Amendment to the Declaration;

Therefore, the Declaration is hereby amended as follows:

THE SECOND PARAGRAPH OF SECTION 2.1 OF THE FIRST AMENDMENT IS REPLACED WITH THE FOLLOWING:

Easements and Right of Way: Each Owner of a Lot within the Plat hereby grants an easement or right of way over their Lot for internal sidewalks, walkways, or pathways designed and constructed by the developer during the home construction period to provide pedestrian access throughout the plat for the Owners 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 Owners and their guests. No Lot Owner may remove any such sidewalk, walkway or pathway from their Lot except temporarily (no longer than thirty days) as needed for repairs and maintenance of the walkway, utility lines, a home (or homes) and/or a shared detached garage.

THE FOLLOWING LANGUAGE IS ADDED TO SECTION 10.18 (ADDED IN THE FOURTH AMENDMENT.):

Decks between the homes on Lots 9, 10, 11, 16, 17, 19, 20, and 21 and the adjacent Tract W or Tract E shall be allowed subject to the following restrictions:

- a) Decks may not be located within five feet from any property boundary line.
- b) The deck shall be of similar materials and construction as the decks on existing homes within the plat.
- c) Architectural Control Committee approval is required.
- d) Any approval of the Architectural Control Committee or the Association shall not constitute approval by the city of Sedro Woolley.



THE FOLLOWING SENTENCE IS ADDED TO SECTION 10.14:

The Association shall allow modifications to exterior walkways as needed to comply with the Americans with Disabilities Act or other laws that allow for access by disabled persons, as requested by

Dated this 27th day of April, 2006.

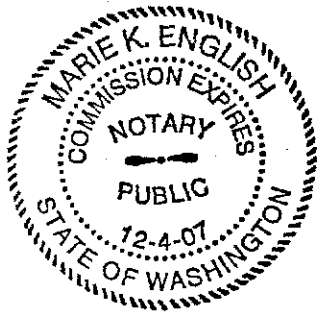
D. B. Johnson Construction, Inc.

By David B. Johnson
David B. Johnson, Its President

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me David B. Johnson, to me known to be the President of D. B. Johnson Construction, Inc. and acknowledged to me that he was authorized to execute the foregoing instrument as such, and that said instrument was the free and voluntary act and deed of the entity referenced, for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me on this 27th day of April, 2006.



Marie K English
Print Name: Marie K English
NOTARY PUBLIC in and for the State of Washington
Residing at Naselle
My Commission Expires: Dec 4, 2007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 03 2006

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy



200605030049
Skagit County Auditor