

When recorded, return document to:

Amelia Adair
Quadrant Homes
14725 SE 36th Street, Suite 200
Bellevue, Washington 98006

File No. 102.041



200607250099

Skagit County Auditor

7/25/2006 Page 1 of 4 11:22AM

LAND TITLE OF SKAGIT COUNTY

1217105

DOCUMENT TITLE:	Amendment to Declaration of Easements and Covenant to Share Costs for Skagit Highlands
REFERENCE NUMBER(S):	200508170113
GRANTOR(S):	Skagit Highlands, LLC, a Washington limited liability company; The Quadrant Corporation, a Washington corporation
GRANTEE(S):	Skagit Highlands, LLC, a Washington limited liability company; The Quadrant Corporation, a Washington corporation; Skagit Highlands Homeowners Association; the Public
LEGAL DESCRIPTION:	LOTS 1 THROUGH 10, INCLUSIVE, OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY APPROVED AUGUST 18, 2003 AND RECORDED AUGUST 18, 2003 UNDER AUDITOR'S FILE NO. 200308180300 AND AS AMENDED AND APPROVED JUNE 8, 2005 AND RECORDED JUNE 8, 2005 UNDER AUDITOR'S FILE NUMBER 200506080122
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	

**AMENDMENT TO THE DECLARATION OF EASEMENTS
AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS**

A. RECITALS

1. Real Property – Skagit Highlands. Skagit Highlands, LLC, a Washington limited liability company (hereafter “Declarant”) is the Declarant of the Declaration of Easements and Covenant to Share Costs for Skagit Highlands, recorded at Skagit County Auditor’s No. 200508170113 (hereafter referred to as the “Covenant”), and Declarant was at the time of the recording of the Covenant an owner in fee simple of all the following real property (the “Real Property” as defined in the Covenant):

LOTS 1 THROUGH 10, INCLUSIVE, OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY APPROVED AUGUST 18, 2003 AND RECORDED AUGUST 18, 2003 UNDER AUDITOR’S FILE NO. 200308180300 AND AS AMENDED AND APPROVED JUNE 8, 2005 AND

RECORDED JUNE 8, 2005 UNDER AUDITOR'S FILE NUMBER
200506080122;

SAID LOTS BEING PORTIONS OF SECTIONS 14, 15, 22 AND 23,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT,
STATE OF WASHINGTON.

which Real Property is partially platted and the portion platted is recorded as Skagit Highlands Divisions 1-4. The Quadrant Corporation, a Washington corporation, is the successor in interest to Declarant in portions of the Real Property, and joins in the execution of this Amendment. Capitalized terms in this document shall have the meaning assigned to them in the Covenant.

2. Reservation of Right to Amend Covenant. Under Article V, Section 5.6 of the Covenant, Declarant reserves the right to amend the Covenant to comply with the requirements of the Local Jurisdiction regarding the Real Property and the Master Plan. The requirements of the Local Jurisdiction related to the Modified Collector Arterial are a condition of the Master Plan and the subdivision of the Plat, and are the proper subject of a unilateral amendment of the Covenant by the Declarant and the Declarant's assignee.

3. Purpose of Amendment. The purpose of this Amendment is to add a descriptions of the duties owed by the Residential Association related to the Modified Collector Arterial.

**B. AMENDMENT OF THE DECLARATION AND COVENANT
TO ADD ADDITIONAL COMMUNITY AREA RESPONSIBILITY**

Amendment to Article IV, to add new Section 4.4: Section 4.4 is added to Article IV:

Until such time as the Modified Collector Arterial is owned and maintained by the City of Mount Vernon (the Local Jurisdiction), the Residential Association shall adopt such rules, enforceable against the Members of the Association, as are needed to require that the Modified Collector Arterial remains clear of obstructions which may restrict fire and emergency vehicle access. The Residential Association shall engage in such actions as are reasonably needed to enforce the rules adopted, and keep the Modified Collector Arterial free of obstructions, consistent with the requirements of the Local Jurisdiction.

**C. COMMUNITY AREA RESPONSIBILITIES FOR MODIFIED COLLECTOR
ARTERIAL CONFIRMED AND ACCEPTED BY RESIDENTIAL ASSOCIATION**

The Residential Association shall henceforth administer enforcement of restrictions upon the obstruction of the Modified Collector Arterial, located in Skagit Highlands in the manner provided herein, and as further directed by the Local Jurisdiction.

AMENDMENT OF DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR SKAGIT HIGHLANDS - 2



200607250099
Skagit County Auditor

D. EFFECTIVE DATE

This Amendment shall be effective on the date it is recorded in the Skagit County Recorder's Office.

DECLARANT:
SKAGIT HIGHLANDS, LLC
a Washington limited liability company

ACCEPTANCE OF AMENDMENT:
Skagit Highlands Homeowners Association
a Washington non-profit corporation

By [Signature]
James Tosti, Managing Member

By [Signature]
MARK GRAY, President

CONSENT AND JOINDER IN AMENDMENT:
THE QUADRANT CORPORATION
a Washington corporation

By [Signature]
SKIP HOLMAN (Printed Name)
Its VICE PRESIDENT (Title)

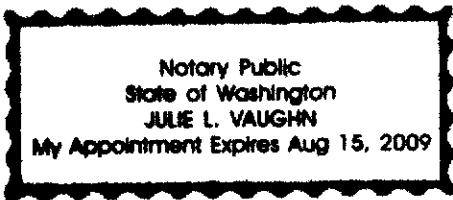
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 25 2006

Amount Paid [Signature]
Skagit Co. Treasurer:
By [Signature] Deputy

STATE OF WASHINGTON)
)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Skip Holman is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as a VICE PRESIDENT of **The Quadrant Corporation, a Washington Corporation** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.



DATED: June 14th, 2006
[Signature]
Julie L. Vaughn (Printed Name)
Notary Public - My Appointment Expires: 8-15-09

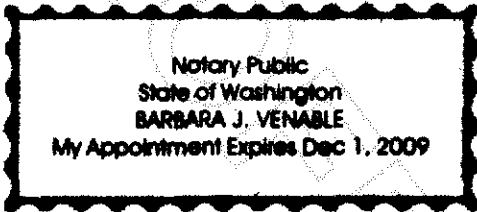
STATE OF WASHINGTON)
)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Mark Gray is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and



acknowledged it as President of Skagit Highlands Homeowners Association, a Washington non-profit corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: June 14, 2006



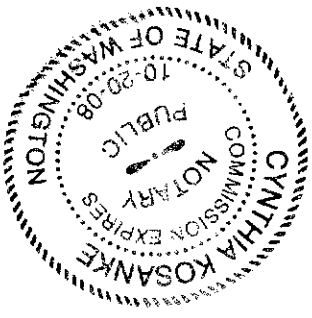
B. Venable
Barbara J. Venable (Printed Name)
Notary Public - My Appointment Expires: 12/1/2009

STATE OF WASHINGTON)
COUNTY OF KING)

ss.

On this day personally appeared before me James Tosti to me known to be the Managing Member of Skagit Highlands, LLC, a Washington limited liability company, that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was duly authorized to execute such instrument.

DATED: June 5, 2006



Cynthia Kosanke
Cynthia Kosanke (Printed Name)
Notary Public - My Appointment Expires: 10/28/08



200607250099
Skagit County Auditor
7/25/2006 Page 4 of 4 11:22AM