



200610170109

Skagit County Auditor

10/17/2006 Page

1 of

7 2:56PM

AFTER RECORDING MAIL TO:

The Cedars Condominium Owners Assn.
1001 Cypress Court
Burlington, WA 98233

**SEVENTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS
FOR THE CEDARS, A CONDOMINIUM**

Reference Numbers of related documents: 9712080065; 9802050054; 9907130112;
199908160158; 200008240077; 200210230125; and 20030220070

Grantor(s)/Declarant: THE CEDARS CONDOMINIUM OWNERS ASSOCIATION

Grantee(s): THE CEDARS, A CONDOMINIUM; THE PUBLIC

Legal Description (abbreviated): Units 1 through 111, THE CEDARS, A
CONDOMINIUM TOGETHER WITH RELATED COMMON ELEMENTS.

Assessors Property Tax Parcel Account Number(s): SEE EXHIBIT "A" ATTACHED
HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

This is the seventh Amendment to the Amended and Restated Declaration and Covenants, Conditions, and Reservations for The Cedars, A Condominium. The original Amended and Restated Declaration and Covenants, Conditions Restrictions and Reservations for The Cedars, a Condominium (hereinafter "Amended Declaration"), was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File No. 9802050054. A First Amendment thereto was filed under Skagit County Auditor File No. 199908160158, a Second Amendment thereto was filed under Skagit County Auditor File No. 9907130112, a Third Amendment thereto was filed under Skagit County Auditor File No. 199909170116, a Fourth Amendment thereto was filed under the Skagit County Auditor File No. 200008240077, a Fifth Amendment thereto was filed under Skagit County Auditor File No. 200210230125, and a Sixth Amendment thereto was filed under Skagit County Auditor File No. 200302200070.

The Amended Declaration is hereby amended a seventh time as follows:

1. The Declaration is amended at Article 11: Use; Regulation of Uses; Architectural Uniformity, Paragraph 11.14.4 - Rent to Association. The last sentence, "Other than as stated in this Section 11.14, there is no restriction on the right of any Unit Owner to lease or otherwise rent his Unit," as set forth in the original Declaration, is hereby deleted.

2. Article 11.14 Rental Units, is amended to add Article 11.14.5

11.14.5 The maximum number of rental units at The Cedars shall not exceed six (6) in number. A list shall be compiled comprising all units for which a rental agreement exists. It shall be the responsibility of the landlord to provide a copy of each new lease agreement to the board at the time of signing. Landlord shall ensure that at least one occupant is fifty-five (55) years or older.

The intent of this restriction is such that no unit shall be conveyed from its current legal owner to an owner intending rental of the unit. The only exceptions to this policy are those six (6) units designated as rental units on the aforementioned list. Should an owner of a designated rental unit choose to personally occupy that unit, the unit shall no longer be classified as a designated rental unit and shall be removed from the aforementioned list. The maximum number of rental units allowed in The Cedars shall be decreased accordingly. Such unit may no longer be conveyed from the legal owner to an owner intending rental of the unit.

3. The Declaration is amended at Article 11: Use; Regulation of Uses; Architectural Uniformity, Paragraph 11.15.2 - Requirements, as set forth in the original Declaration, is hereby deleted in its entirety and the following paragraph 11.15.2 is inserted in its place:

11.15.2 Requirements: Ninety-five percent (95%) of the occupied units at The Cedars Condominium shall be occupied by at least one person fifty-five (55) years of age or older. The remaining five percent (5%) of occupied units shall be reserved exclusively for any under age fifty-five (55) years surviving spouse/co-owner in the event of the death of the over age fifty-five (55) years occupant. It shall be the responsibility of the owner/seller of any Unit to advise a potential buyer of this age requirement. Newborn babies of an Owner or Occupant may continue to live in a Unit only until they reach the age of one (1) year, at which time they shall be required to cease residency and occupancy of the Unit. Children under the age of eighteen (18) years may visit an Owner or Occupant of a Unit for periods of time not to exceed two (2) weeks out of any eight (8) week period. The Board may adopt additional rules regarding such visitation and may require that any visitor under eighteen (18) years of age that it finds to be unreasonably disturbing other Owners or Occupants be required to leave the premises. The Board may exercise its authority for specific visitors under the age of eighteen (18) years even though other visitors under the age of eighteen (18) years are permitted to remain. No Unit shall be sold, rented or leased to any person or persons unless in compliance with the standards established in this paragraph. The Cedars Condominium Owners



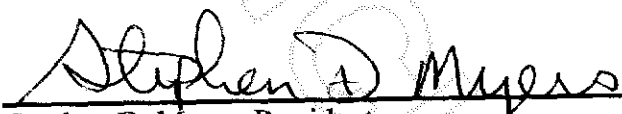
200610170109

Skagit County Auditor

Association shall have the specific legal rights to seek injunctive relief from the Superior Court of the State of Washington in Skagit County with respect to any Owner of Occupant on account of noncompliance with this paragraph. Non-complying Owner and/or Occupants may be evicted. The prevailing party in such an action shall be entitled to reasonable attorney's fees and costs of suit.

Except for the amendments set forth hereinabove, the original Declaration and any previous legal Amendment(s) to the original Declaration is hereby ratified and confirmed in their entirety.

This Amendment to Declaration was properly adopted by written consent of more than sixty-seven percent (67%) of the owners.



Stephen D. Myers, President
The Cedars Condominium Owners Association



200610170109
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STATE OF WASHINGTON

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Stephen D. Myers
_____ is the person who appeared before me, and
said person acknowledged that he _____ signed this
instrument and acknowledged it to be his _____ free and voluntary act for the uses and
purposes mentioned in the instrument.

DATED: October 17, 2006

Sharon Hostenboom
Notary Public

My appointment expires
08/20/2010

Residing in Sedro Woolley



200610170109
Skagit County Auditor

EXHIBIT A - 1
Parcel Numbers for
THE CEDARS, A CONDOMINIUM - PHASE 1, PHASE 2 AND PHASE 3

Unit #	Parcel #
1	4705-000-001-0000
2	4705-000-002-0000
3	4705-000-003-0000
4	4705-000-004-0000
5	4705-000-005-0000
6	4705-000-006-0000
7	4705-000-007-0000
8	4705-000-008-0000
9	4705-000-009-0000
10	4705-000-010-0000
11	4705-000-011-0000
12	4705-000-012-0000
13	4705-000-013-0000
14	4705-000-014-0000
15	4705-000-015-0000
16	4705-000-016-0000
17	4705-000-017-0000
18	4705-000-018-0000
19	4705-000-019-0000
20	4705-000-020-0000
21	4705-000-021-0000
22	4705-000-022-0000
23	4705-000-023-0000
24	4705-000-024-0000
25	4705-000-025-0000
26	4705-000-026-0000
27	4705-000-027-0000
28	4705-000-028-0000
29	4705-000-029-0000
30	4705-000-030-0000
31	4705-000-031-0000
32	4705-000-032-0000
33	4705-000-033-0000
34	4705-000-034-0000
35	4705-000-035-0000
36	4705-000-036-0000
37	4705-000-037-0000
38	4705-000-038-0000
39	4705-000-039-0000
40	4705-000-040-0000
41	4705-000-041-0000



200610170109
 Skagit County Auditor

EXHIBIT A-2
Parcel Numbers for
THE CEDARS, A CONDOMINIUM - PHASE 1, PHASE 2 AND PHASE 3

Unit #	Parcel #
42	4705-000-042-0000
43	4705-000-043-0000
44	4705-000-044-0000
45	4705-000-045-0000
46	4705-000-046-0000
47	4705-000-047-0000
48	4705-000-048-0000
49	4705-000-049-0000
50	4705-000-050-0000
51	4705-000-051-0000
52	4739-000-052-0000
53	4739-000-053-0000
54	4739-000-054-0000
55	4739-000-055-0000
56	4739-000-056-0000
57	4739-000-057-0000
58	4739-000-058-0000
59	4739-000-059-0000
60	4739-000-060-0000
61	4739-000-061-0000
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64	4739-000-064-0000
65	4739-000-065-0000
66	4739-000-066-0000
67	4739-000-067-0000
68	4739-000-068-0000
69	4739-000-069-0000
70	4739-000-070-0000
71	4739-000-071-0000
72	4739-000-072-0000
73	4739-000-073-0000
74	4739-000-074-0000
75	4739-000-075-0000
76	4739-000-076-0000
77	4739-000-077-0000
78	4739-000-078-0000
79	4739-000-079-0000
80	4739-000-080-0000



200610170109
 Skagit County Auditor

EXHIBIT A - 3
Parcel Numbers for
THE CEDARS, A CONDOMINIUM - PHASE 1, PHASE 2 AND PHASE 3

Unit #	Parcel #
81	4759-000-081-0000
82	4759-000-082-0000
83	4759-000-083-0000
84	4759-000-084-0000
85	4759-000-085-0000
86	4759-000-086-0000
87	4759-000-087-0000
88	4759-000-088-0000
89	4759-000-089-0000
90	4759-000-090-0000
91	4759-000-091-0000
92	4759-000-092-0000
93	4759-000-093-0000
94	4759-000-094-0000
95	4759-000-095-0000
96	4759-000-096-0000
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98	4759-000-098-0000
99	4759-000-098-0000
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101	4759-000-101-0000
102	4759-000-102-0000
103	4759-000-103-0000
104	4759-000-104-0000
105	4759-000-105-0000
106	4759-000-106-0000
107	4759-000-107-0000
108	4759-000-108-0000
109	4759-000-109-0000
110	4759-000-110-0000
111	4759-000-111-0000



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