



200706220126

Skagit County Auditor

6/22/2007 Page 1 of 4 3:34PM

After Recording Return To:
William Stiles, Jr.
8286 Stiles Lane
Sedro-Woolley, WA 98284

TITLE OF DOCUMENT:	3 rd Amendment to Declaration of Covenants, Conditions, Restrictions and Reservations For Cascade Palms, an Adult Condominium
GRANTORS:	William A. Stiles, Jr. and Betty M. Stiles, and Stiles Properties, LLC
GRANTEES:	The General Public
ABBR. LEGAL:	MF Sub Lots 13 - 14, Cascade Palms BSP #02-973, togetherwith common areas.
TAX PARCEL NOS.	P119785 - P119788, ET. AL.

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS
FOR CASCADE PALMS, AN ADULT CONDOMINIUM**

THIS DECLARATION, pursuant to the provisions of the Washington Condominium Act (RCW 64.34), is made and executed this 22ND day of JUNE, 2007, by William A. Stiles, Jr. and Betty M. Stiles, husband and wife and Stiles Properties, LLC, a Washington Limited Liability Company ("Declarant").

Declarant proposes to amend the condominium now known as Cascade Palms, An Adult Condominium, according to the Declaration thereof recorded under Auditor's File No. 200311030251 and amended under Auditor's File No. 200508080174 and 200608280228 and the Survey Maps and Plans thereof recorded under Auditor's File Nos. 20031103250, 200508080175 and 200608280229, records of Skagit County, Washington. The purpose of this third amendment to the herein-referenced Declaration is to add Multi-Family Sub Lots 13 & 14 of the planned East 1/2 of the West 1/2 of the Third Phase of the condominium to the Declaration and to make the necessary amendments thereto in order to accomplish this purpose.

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

Articles 1 through 23 of the original Declaration of Cascade Palms, An Adult Condominium, filed for record in the office of the Skagit County Auditor on November 3, 2003, under Auditor's File No. 200311030251, are hereby restated in their entirety, and approved and confirmed as set forth therein, EXCEPT AS FOLLOWS:

1. Article 2.1, page 10; The Description of Land is changed on Schedule A to include the legal description of the land comprising Multi-Family Sub Lots 13 & 14 of Phase 3, which are included in this third amendment.
2. Article 3.1, page 11; Schedule C referred to therein is amended to include the description of the building in that portion of Phase 3 included in this third amendment.
3. Article 7.2.1, page 13; Schedule B referred to therein is amended to include the description and parking relative to the building in that portion of Phase 3 included in this third amendment.
4. Article 21.1, page 35; the last line is amended to read as follows: "This Declaration shall be effective immediately to establish Phases 1, 2, the East 1/2 of 3, and the herein described portion of Phase 3 as a Condominium."
5. Schedule A, page 40; is amended by addition of the following legal description:

Legal Description

Cascade Palms Condominium, East ½ of the West ½ of Phase 3

Multi-Family Sub Lots 13 & 14, PHASE 3, CASCADE PALMS BINDING SITE PLAN NO. 02-973, recorded November 12, 2002, as Auditor's File No. 200211120149, records of Skagit County, Washington.

TOGETHER WITH an undivided interest in and to; 1) ACTIVE RECREATIONAL AREA; 2) PASSIVE RECREATIONAL AREA; 3) LANDSCAPED POND AREA; and 4) COMMON INGRESS AND EGRESS AREA, all as shown on the face of said Binding Site Plan.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

6. Schedule B, page 41; is replaced by the attached "Third Amendment to Schedule B", attached hereto.

7. Schedule C, page 42; is amended as follows:

- a) Section C.1.1(B) is amended to read as follows:
"The identifying number of each unit created by the Declaration is the unique postal address of each unit set forth in (D, E, F, G, H, I & J) below"
- b) Section C.1.1(C) is amended to read as follows:
"With respect to each existing unit the following information is provided in Paragraphs (D, E, F, G, H, I & J) below:"
- c) Add the following at the end of C.1.1, page 44:

(J) 4-plex Building #7 (On Multi-family Sub Lots 13 & 14)

- 1. Unit Address 718 (M/F Sub Lot 13)
 - a. Approximate square footage - 1,230
 - b. Number of Full Bathrooms - 2
 - c. Number of Bedrooms - 2
 - d. Number of Fireplaces - 1
 - e. Level on which Unit is Located - Ground Level (East)
- 2. Unit Address 720 (M/F Sub Lot 14)
 - a. Approximate square footage - 1,230
 - b. Number of Full Bathrooms - 2
 - c. Number of Bedrooms - 2
 - d. Number of Fireplaces - 1
 - e. Level on which Unit is Located - Ground Level (West)
- 3. Unit Address 722 (M/F Sub Lot 13)
 - a. Approximate square footage - 1,580
 - b. Number of Full Bathrooms - 2
 - c. Number of Bedrooms - 2 + Bonus Room
 - d. Number of Fireplaces - 1
 - e. Level on which Unit is Located - 2nd Floor Level (East)
- 4. Unit Address 724 (M/F Sub Lot 14)
 - a. Approximate square footage - 1,580
 - b. Number of Full Bathrooms - 2-1/2
 - c. Number of Bedrooms - 2 + Bonus Room
 - d. Number of Fireplaces - 3
 - e. Level on which Unit is Located - 2nd Floor Level (West)



200706220126

Skagit County Auditor

THIRD AMENDMENT TO SCHEDULE B

Allocated undivided interest in Common Areas per residential unit type, Phases 1, 2 & portion of 3:

(* = Building not completed as of the date of the Declaration - Not Required To Be Built)

	Building Number	Unit Number (Address)	Unit Area (s.f.)	Floor Location	Unit Type	Declared Value	Allocated Interest (Fraction)	No. of Garage Parking Spaces	No. of Open Parking Spaces
PHASE 1	1	733	1,230	1	Type 1	\$139,950	1/39	1	1 - #32
	1	735	1,230	1	Type 1	\$139,950	1/39	1	1 - #28
	1	737	1,434	2	Type 2	\$149,950	1/39	1	1 - #31
	1	739	1,434	2	Type 2	\$149,950	1/39	1	1 - #29
	2	721	1,246	1	Type 1	\$139,950	1/39	1	1 - #36
	2	723	1,246	1	Type 1	\$143,950	1/39	1	1 - #34
	2	725	1,568	2	Type 2	\$169,950	1/39	1	1 - #35
	2	727	1,580	2	Type 2	\$169,950	1/39	1	1 - #33
PHASE 2	3	711	1,230	1	Type 1	\$154,950	1/39	1	1 - #41
	3	713	1,230	1	Type 1	\$154,950	1/39	1	1 - #37
	3	715	1,580	2	Type 2	\$184,970	1/39	1	1 - #40
	3	717	1,580	2	Type 2	\$184,950	1/39	1	1 - #38
	4	701	1,230	1	Type 1	\$154,950	1/39	1	1 - #47
	4	703	1,230	1	Type 1	\$154,950	1/39	1	1 - #42
	4	705	1,580	2	Type 2	\$184,950	1/39	1	1 - #46
	4	707	1,580	2	Type 2	\$184,950	1/39	1	1 - #45
PHASE 3	5	700	1,230	1	Type 1	\$179,950	1/39	1	1 - #48
	5	702	1,230	1	Type 1	\$184,950	1/39	1	1 - #49
	5	704	1,580	2	Type 2	\$199,500	1/39	1	1 - #52
	5	706	1,580	2	Type 2	\$197,950	1/39	1	1 - #53
	6	710	1,230	1	Type 1	\$184,950	1/39	1	1 - #54
	6	712	1,230	1	Type 1	\$219,950	1/39	1	1 - #55
	6	714	1,580	2	Type 2	\$212,950	1/39	1	1 - #57
	6	716	1,580	2	Type 2	\$212,950	1/39	1	1 - #58
	7	718	1,230	1	Type 1	\$219,950	1/39	1	1 - #60
	7	720	1,230	1	Type 1	\$219,950	1/39	1	1 - #61
	7	722	1,580	2	Type 2	\$249,950	1/39	1	1 - #62
	7	724	1,580	2	Type 2	\$249,950	1/39	1	1 - #63
	8*	728							
	8*	730							
8*	732								
8*	734								
PHASE 3 - AS YET UNBUILT									
9*	738								
9*	740								
9*	742								
9*	744								
9*	746								
9*	748								
9*	750								
PHASE 4 - UNBUILT									



200706220126
Skagit County Auditor