200706220126 Skagit County Auditor

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

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TITLE OF DOCUMENT:

3rd 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 22 day of _______, 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 ½ of the West ½ 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 ½ of 3, and the herein described portion of Phase 3 as a Condominium."
- Schedule A, page 40; is amended by addition of the following legal description:

<u>Legal Description</u> 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 Addres	s 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	A British Comment	Ground Level (East)
2.	Unit Addres	ss 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 Addres	s 722 (M/F Sub Lot 13)	4, 500	
	a.	Approximate square footage	**************************************	1,580
	b.	Number of Full Bathrooms	-	2///
	C.	Number of Bedrooms	-	2 +Bonus Room
	d.	Number of Fireplaces	-	1956
	e.	Level on which Unit is Located	-	2 nd Floor Level (East)

4.	Unit Addr	ess 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	-	2 nd Floor Level (West		



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	ised this Third Amendment To Declaration Of Covenants, ascade Palms, An Adult Condominium to be executed
uns production of the second s	
DECLARANT:	
William A. Stiles, Jr.	Sector & Stiles
William A. Sules, Jr.	betty IW. Stries
STILES PROPERTIES, LLC	
By: Usu a Steles & Manager)
STATE OF WASHINGTON	
COUNTY OF SKAGIT) ss	
the individual(s) described in and who executed	illiam A. Stiles, Jr. and Betty M. Stiles to me known to be the within and foregoing instrument and acknowledged stary act and deed, for the uses and purposes therein
GIVEN under my handen to ficial seal this	22nd day of June , 2007.
SSOM E	200.
NOTARY	Karhael M Vanski
NOTARY SINGLE	Notary Public in and for the State of Washington, Residing at Wount James
100 200 10 11 11 11 11 11 11 11 11 11 11 11 1	My commission expires: 10-le-08
Ctata of Machineta	
State of Washington) ss.	
County of Skagit)	
foregoing instrument, and acknowledged the said	2007 before me personally appeared William A. e Limited Liability Company that executed the within and d instrument to be the free and voluntary act and deed of
execute said instrument	n mentioned, and on oath stated that he is authorized to
IN WITNESS WHEREOF, I have the elimo, set m	y hand and affixed my official seal the day and year
above hist written.	Later OM 1 built
HOTARY	Notary Public in and for the State of Washington,
	residing at ///////////////////////////////////
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	Skagit County Auditor

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THIRD AMENDMENT TO SCHEDULE B

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

	<u> </u>	= Building no	t comple	ted as of the	date of the	e Declaration -	Not Required	To Be Bu	ilt)
Γ							Allocated	No. of	No. of
	Building	Unit	Unit	Floor	Unit	Declared	Interest	Garage	Open
-	Number	Number	Area	Location	Туре	Value	(Fraction)	Parking	Parking
		(Address)	(s.f.)					Spaces	Spaces
Γ	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
Й 1	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
PHASE	2	721	1,246	1	Type 1	\$139,950	1/39	1	1 - #36
Į	2	723	1,246	1	Type 1	\$143,950	1/39	1	1 - #34
σ.		725	1,568	2	Type 2	\$169,950	1/39	1	1 - #35
\Box		727	1,580	2	Type 2	\$169,950	1/39	1	1 - #33
T	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
N		715	1,580	2	Type 2	\$184,970	1/39	1	1 - #40
끴	3	717	1,580	2	Type 2	\$184,950	1/39	1	1 - #38
PHASE	4	701	1,230	1.	Type 1	\$154,950	1/39	1	1 - #47
Ĭ	4	703	1,230	1 \	Type 1	\$154,950	1/39	1	1 - #42
щ	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
T	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
	7 5	706	1,580	2	Type 2	\$197,950	1/39	1	1 - #53
က		710	1,230	1	Type 1	\$184,950	1/39	1	1 - #54
Ж	6	712	1,230	1	Type 1	\$219,950	1/39	1	1 - #55
Ž	6	714	1,580	2	Type 2	\$212,950	1/39	1	1 - #57
PHASE	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			*.*		Name of the second		
	8*	730				\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1 1 1 1 1 2 1 1 1 1		
Γ	8*	732		Ρ	MASE 3	3 - <u>AS YET</u>	ONBUIL		
	8*	734						Salah Salah	
T	9*	738				·	· · · · · · · · · · · · · · · · · · ·		
	9*	740						1347	
	9*	742						Jane Jane	
	9*	744		Д	HASE	- UNBUIL	-		. A
	9*	746				- UNDUIL		The same of the sa	
	9*	748							
	9*	750							- // / // // /



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