



200805050116

Skagit County Auditor

5/5/2008 Page 1 of 4 10:51AM

After Recording Return To:
Joseph Lisherness
P.O. Box 421
Sedro-Woolley, WA 98284

TITLE OF DOCUMENT:	4 th Amendment to Declaration of Covenants, Conditions, Restrictions and Reservations For Cascade Palms, an Adult Condominium
GRANTOR:	Joseph Lisherness
GRANTEES:	The General Public
ABBR. LEGAL:	MF Sub Lots 15 - 16, Cascade Palms BSP #02-973, togetherwith common areas.
TAX PARCEL NOS.	P119789 – P119792, ET. AL.

FOURTH 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 14th day of April, 2008, by JOSEPH LISHERNESS, ("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 Nos. 200508080174, 200608280228 and 200706220126 and the Survey Maps and Plans thereof recorded under Auditor's File Nos. 20031103250, 200508080175, 200608280229 and 200706220125, records of Skagit County, Washington. The purpose of this Fourth Amendment to the herein-referenced Declaration is to add Multi-Family Sub Lots 15 & 16 of the planned West 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 15 & 16 of Phase 3, which are included in this Fourth Amendment.
2. Article 3.1, page 11; Schedule C referred to therein is amended to include the descriptions of the buildings in that portion of Phase 3 included in this Fourth Amendment.
3. Article 7.2.1, page 13; Schedule B referred to therein is amended to include the descriptions and parking relative to the buildings in that portion of Phase 3 included in this Fourth 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 and the described portions 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, Portion of Phase 3

Multi-Family Sub Lots 15 & 16, W1/2 of the W1/2 of 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 "Fourth 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 & K) 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 & K) below:"

c) Add the following at the end of C.1.1, page 44:

(K) 4-plex Building #8 (On Multi-family Sub Lots 15 & 16)

1. Unit Address 728 (M/F Sub Lot 15)
 - 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 730 (M/F Sub Lot 16)
 - 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 732 (M/F Sub Lot 15)
 - 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 734 (M/F Sub Lot 16)
 - 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 (West)



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IN WITNESS WHEREOF, the Declarant has caused this Fourth Amendment To Declaration Of Covenants, Conditions, Restrictions and Reservations For Cascade Palms, An Adult Condominium to be executed this 14 day of APRIL, 2008.

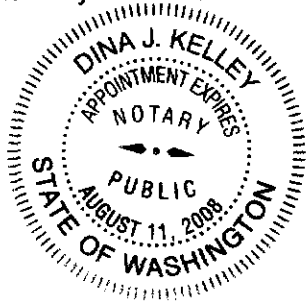
DECLARANT:

Joseph A. Lisheress

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me JOSEPH LISHERNESS to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of April, 2008.



Dina J. Kelley
Notary Public in and for the State of Washington,
Residing at Sedro Woolley, WA

My commission expires: 8-11-08



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FOURTH AMENDMENT TO SCHEDULE B

Allocated undivided interest in Common Areas per residential unit type, Phases 1, 2 & 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	\$184,950	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	1,230	1	Type 1	\$229,950	1/39	1	1 - #64	
8	730	1,230	1	Type 1	\$229,950	1/39	1	1 - #65	
8	732	1,580	2	Type 2	\$259,950	1/39	1	1 - #66	
8	734	1,580	2	Type 2	\$259,950	1/39	1	1 - #67	
	9*	738							
	9*	740							
	9*	742							
	9*	744							
	9*	746							
	9*	748							
	9*	750							

PHASE 4 - UNBUILT



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