

After Recording Mail to:
The Ridge at Maddox Creek
Homeowner's Association
1416 Lindsay Loop #106
Mount Vernon, WA 98274



200806160175
Skagit County Auditor

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Title of Document: Third Amendment to Declaration for The Ridge at Maddox Creek Condominium
AF# of Related Document: AF# 200309120223
Grantor(s): The Ridge at Maddox Creek Condominium Association, and Nord Northwest Corporation
Grantee(s): The General Public

**THIRD AMENDMENT TO DECLARATION FOR
THE RIDGE AT MADDOX CREEK CONDOMINIUM**

THIS DECLARATION, pursuant to the provisions of the Washington Condominium Act, is made and executed this 13th day of JUNE, 2008 by Nord Northwest Corporation, a Washington corporation ("Declarant") and the Ridge at Maddox Creek Condominium Association ("HOA").

WHEREAS, a condominium now known as The Ridge at Maddox Creek was created through the recordation of the Declaration for said Condominium recorded under Auditor's File No. 200309120223, as supplemented by the First Supplemental Declaration of The Ridge at Maddox Creek recorded under Auditor's File No. 200407150082, and the Second Supplemental Declaration of the Ridge at Maddox Creek recorded under Auditor's File No. 200504060078, along with the survey map and plans for said Condominium recorded in the records of Skagit County, Washington.

WHEREAS, Declarant and the HOA propose to amend the Declaration to identify assigned and unassigned limited common parking spaces, to confirm the continuation of the Declarant's reservation of Development Rights and Special Declarant Rights with respect to certain limited common element parking spaces, to correct the characterization of interior hallways, elevators and club room as common elements rather than limited common elements, and to correct other scrivener's errors.

NOW, THEREFORE, The Declarant and the HOA do hereby amend and restate the following Sections of the Declaration, in the manner which follows:

1. ARTICLE 5, COMMON ELEMENTS: Paragraph 5.1.2 is amended to read as follows:

5.1.2 The windows, roofs, foundation, columns, studding, joists, beams supports, walls (except nonbearing interior partitions of Units), chimneys, and all other structural parts of the buildings, to the interior surfaces of the Unit's perimeter walls, floors, ceilings, windows, and doors, that is, to the boundaries of the Units as the boundaries are defined in the Act, and any replacements thereto, as well as the interior hallways, elevator spaces, stairwells, and the club rooms identified as 106, in Phase I and Phase II

2. Survey Map (Phase II) Auditors File No. 200504060077, pages 3 through 6, are hereby amended to read as follows:

All areas of interior hallways, elevator spaces, stairwells, and club room identified as Unit 106, which are specified as (LCE) Limited Common Element, shall be re-specified as (CE) Common Element.

3. ARTICLE 6, LIMITED COMMON ELEMENTS shall be expanded to identify parking spaces as Limited Common elements (LCE) assigned to specific units, or as being subject to Development Rights by the Declarant or the Homeowner's Association for future assignment, and is amended to read as follows:

Article 6.4. All parking spaces are designated either (1) as Limited Common Elements ("LCE") assigned to Units or (2) as being subject to Development Rights to be assigned by the Homeowner's Association as Limited Common Elements ("HO") to one or more units in the condominium units, as designated below or (3) as being subject to Development Rights to be assigned by the Declarant as Limited Common Elements ("SA") to one or more condominium units, as designated below. All Limited Common Element parking spaces shall be subject to the right to be reassigned between units in the Condominium in the manner described in RCW 64.34.228(2). The Declarant and the Homeowner's Association may exercise Development Rights to assign such parking spaces identified as ("HO") or ("SA") as Limited Common Elements.

Parking Space Assignments:

Phase I

<u>Parking Space #</u>	<u>Unit No</u>
1	210
2	203
3	310
4	309
5	202

Phase II

<u>Parking Space #</u>	<u>Unit No.</u>
1	HO
2	303
3	207
4	203
5	210



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6	109	6	102
7	301	7	109
8	303	8	105
9	101	9	104
10	104	10	305
11	HO	11	205
12	209	12	208
13	102	13	302
14	204	14	308
15	304	15	SA
16	201	16	202
17	HO	17	209
18	207	18	309
19	306	19	SA
20	206	20	108
21	205	21	107
22	105	22	306
23	103	23	110
24	110	24	301
25	308	25	304
26	108	26	206
27	307	27	103
28	107	28	310
29	302	29	201
30	208	30	204
31	305	31	307
32	305	32	101
		33	SA

EXCEPT as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant and the HOA has caused this Third Supplemental Declaration to be executed this 13th day of JUNE, 2008.

The Ridge at Maddox Creek
Condominium Association (HOA)

By: Will D. Farris

Nord Northwest Corporation

By: [Signature]
Declarant



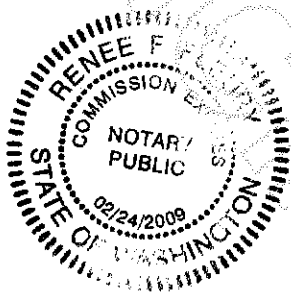
STATE OF WASHINGTON)

County of Skagit)

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I certify that I know or have satisfactory evidence that William Farris, is known to be the Homeowner Pres. of The Ridge at Maddox Creek Condominium Association (HOA), a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath he stated that he is authorized to execute the said instrument.

DATED this 13th day of June, 2008.



Renee F. Fleury
(Signature)

(Signature)

Renee F. Fleury
(Print Name)

Notary Public in and for the state of Washington,
Residing in Mount Vernon, WA
My Appointment Expires: 2-24-09

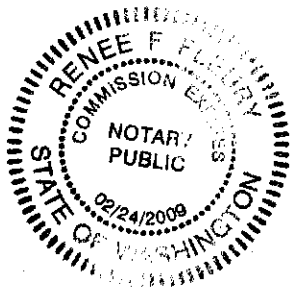
STATE OF WASHINGTON)

County of Skagit)

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I certify that I know or have satisfactory evidence that Richard G. Nord, is known to be the President of Nord Northwest Corporation, a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath he stated that he is authorized to execute the said instrument.

DATED this 13th day of June, 2008.



Renee F. Fleury
(Signature)

(Signature)

Renee F. Fleury
(Print Name)

Notary Public in and for the state of Washington,
Residing in Mount Vernon, WA
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