



200810170075

Skagit County Auditor

10/17/2008 Page

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6 11:40AM

AFTER RECORDING MAIL TO:

James A. Wynstra
Attorney at Law
PO Box 409
Lynden, WA 98264

**FIRST AMENDMENT TO THE DECLARATION
AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS
FOR CASCADE COMMONS, A CONDOMINIUM**

Reference Numbers of related documents: 200610030110

Grantor(s)/Declarant: HOMESTAR NORTHWEST, LLC

Grantee(s): CASCADE COMMONS, A CONDOMINIUM; THE PUBLIC

Legal Description (abbreviated):

Assessor's Property Tax Parcel Account Number(s): P 62773, P 62774, P 62775, P 62776

This is the First Amendment to the "Master Declaration and Covenants, Conditions, Restrictions and Reservations for CASCADE COMMONS, A CONDOMINIUM". The original Master Declaration and Covenants, Conditions, Restrictions and Reservations was recorded in the office of the Auditor of Skagit County, Washington, on October 3, 2006, under Skagit County Auditor File No. 200610030110. The said Declaration is hereby amended to include the property described on Exhibit A as part of the Condominium and to provide for phasing as follows:

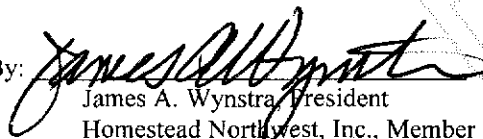
**SEE EXHIBITS A, B AND C ATTACHED HERETO
AND BY THIS REFERENCE INCORPORATED HEREIN.**

Reference to Survey Maps and Plans. The Survey Maps and Plans of Phase II of the Condominium referred to herein consists of 4 sheets as prepared by SEMRAU ENGINEERING & SURVEYING, PLLC and were filed with the Recorder of Skagit County, Washington, simultaneously with the recording of this Amendment to the Declaration under File No. 200810170074.

IN WITNESS WHEREOF the undersigned Declarant has executed this Amendment at Lynden, Washington, this 14th day of October, 2008.

HOMESTAR NORTHWEST, LLC

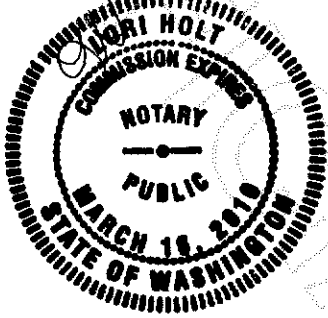
By:


James A. Wynstra, President
Homestead Northwest, Inc., Member

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I hereby certify that I know or have satisfactory evidence that JAMES A. WYNSTRA is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of HOMESTEAD NORTHWEST INC., Member of HOMESTAR NORTHWEST, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 14th day of October, 2008.



A handwritten signature in cursive script that reads "Lori Holt".

NOTARY PUBLIC in and for the State
of Washington, residing at Lynden.
My commission expires: October 15, 2009



Exhibit A

CASCADE COMMONS
TOTAL PARCEL DESCRIPTION

CASCADE COMMONS A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED OCTOBER 3, 2006, UNDER AUDITOR'S FILE NO. 200610030110, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE SURVEY MAP AND PLANS THEREOF RECORDED OCTOBER 3, 2006, UNDER AUDITOR'S FILE NO. 200610030109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

CURRENT PHASE

THAT CERTAIN TRACT OF LAND SHOWN AS "SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION" AS SHOWN ON:

CASCADE COMMONS A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF RECORDED OCTOBER 3, 2006, UNDER AUDITOR'S FILE NO. 200610030110, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE SURVEY MAP AND PLANS THEREOF RECORDED OCTOBER 3, 2006, UNDER AUDITOR'S FILE NO. 200610030109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT BUILDING 1, BUILDING 2 AND BUILDING 3.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, MINERAL RESERVATIONS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Units may not be built on all of the above described property. Portions of the above described real property may be withdrawn and not become a part of the condominium.



EXHIBIT B

1. Recreational Facilities: Playground
2. Additional Limited Common Elements:

a. Fireplaces: If fireplaces or gas stoves are now or hereafter installed in individual Units, then the following provisions shall apply:

Notwithstanding anything provided in the Declaration to the contrary, the following shall govern fireplaces or gas stoves located within Units:

- i) A fireplace or gas stove is a limited common element for the unit in which it is located.
- ii) Flues, pipes, chimneys and other equipment and apparatus associated with the use of a fireplace are also a limited common element for the Unit in which the fireplace is located; provided, if the flues, pipes, chimneys and other equipment and apparatus are utilized in common by two or more Units, then those flues, pipes, chimneys and other equipment and apparatus are limited common elements for the Units for which they are being utilized.
- iii) Maintenance, repair and replacement of fireplaces, flues, pipes, chimneys and other equipment and apparatus associated with the use of a fireplace shall be governed by the provisions of Section 11.6 of the Declaration.
- iv) All use of the fireplaces will be in accordance with the rules which the Board may from time to time adopt.

3. Moorage Slips: None.

4. <u>Parking:</u>	Phase 1	Phase 2
Covered parking (garage)	1 or 2	2
Additional parking	1	<u>1</u>
TOTAL:	<u>2 or 3</u>	<u>3</u>



5. Description of Unit Types:

a. Unit Type: Duplex

- | | | |
|------|----------------------------------|-----------------------------|
| i. | No. of Bathrooms | 2 1/2 |
| ii. | No. of Bedrooms | 3 |
| iii. | No. of Fireplaces | Optional |
| iv. | Type of Heat | Electric
Wall Forced Air |
| v. | Approximate Unit Square Footage: | 1,384 |

6. Number of Units:

Phase I included 14 units.
4 units are included in Phase II of the condominium

7. Levels:

All units are two story town homes.

END OF EXHIBIT B



EXHIBIT C

Building	Unit No.	Approximate Unit Building Area	Floor Location	Unit Building Type (Open)	Declared Value Base Unit	Allocated Interests (%)	No. of Attached Garage Parking Spaces	No. of Open Parking Spaces
3	551	1,337	1-3	Town Home	\$219,950	5.555	2	1
	547	1,337	1-3	Town Home	\$219,950	5.555	2	1
	543	1,337	1-3	Town Home	\$219,950	5.555	2	1
	539	1,337	1-3	Town Home	\$219,950	5.555	2	1
	535	732	1	Flat	\$199,950	5.555	1	1
2	531	732	1	Flat	\$199,950	5.555	1	1
	527	1,337	1-3	Town Home	\$219,950	5.555	2	1
	523	1,337	1-3	Town Home	\$219,950	5.555	2	1
	519	1,337	1-3	Town Home	\$219,950	5.555	2	1
	515	1,337	1-3	Town Home	\$219,950	5.555	2	1
1	511	1,337	1-3	Town Home	\$219,950	5.555	2	1
	509	1,337	1-3	Town Home	\$219,950	5.555	2	1
	505	1,337	1-3	Town Home	\$219,950	5.555	2	1
	501	1,337	1-3	Town Home	\$219,950	5.555	2	1
	553	1,384	1-2	Town Home	\$199,950	5.555	2	1
4	555	1,384	1-2	Town Home	\$199,950	5.555	2	1
	557	1,384	1-2	Town Home	\$199,950	5.555	2	1
5	559	1,384	1-2	Town Home	\$199,950	5.555	2	1

END OF EXHIBIT C



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