



200812310104
Skagit County Auditor

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Filed for Record at Request of and
After recording Return to:

Nookachamp Hills LLC
1111 Cleveland Street
Mount Vernon, WA 98273

AMENDMENT TO THE DECLARATION AND COVENANTS, CONDITIONS,
RESTRICTIONS, EASEMENTS AND RESERVATIONS
FOR
NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT

Grantor: Nookachamp Hills, LLC
Grantee: Homeowners in Nookachamp Hills Planned Unit Development
Tax Parcel Nos: Phase I -- P113841-P113900, inclusive, and P113902-P113905
inclusive,
Phase II -- P120792, P120793
Phase II B -- P123255, P123256
Phase III -- P127806, P127807, P127808, P127809, P127810,
P127811, P127812, P127813, P127815, P127816, P127817,
P127818 and P127819

Legal Description: See attached Exhibit A Legal Description

Phase I, Phase II, Phase II B, Phase III of Nookachamp Hills PUD
Related Documents: Declaration and Covenants, Conditions, Restrictions, Easements,
and Reservations (CC&R's) filed under Auditors File #9811020155 Filed November 2nd.
1998, and amended pursuant to a document filed under Skagit County Auditor File
#200508230083.

RECITALS

Declared at the owner of certain real property (the "Property") in Skagit County,
Washington, legally described on Exhibit A referred to above:

Declared here and adopts for the benefit of said six tax parcel numbers, all of the
provisions of the existing aforementioned CC&R's and amendments thereto, with the
following amendment:

Section 3.5.4 Entitled Parking, is hereby deleted in its entirety as originally declared, and in its place the following language shall and by this amendment is hereby substituted:

3.5.4 Parking. Recreational vehicles (including, but not limited to, any camper unit, house/car or motorhome, trailer, trailer coach, camp trailer, camper truck, boat, boat trailer, ski/sea doo's and trailers) or any other similar vehicle shall be stored on residential lots only if appropriately screened from the street and neighboring lots as further discussed herein. If parked on the side yard, no part of the vehicle may extend further into the front yard than the front corner of the garage or home. "Screened" means fully concealed to the height of and behind a solid six foot fence or solid six foot plantings. All screening plans shall be approved by the Architectural Review Committee (ARC) prior to installation.

Dated this 22nd day of December, 2008.

DECLARANT:
Nookachamp Hills LLC
A Washington Limited Liability Company
By:



Dan R. Mitzel
Managing Member
Nookachamp Hills LLC



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EXHIBIT A

Phase I – Nookachamp Hills Planned Unit Development, Phase I as per plat recorded in volume 17 of Plats, pages 26-31, inclusive, records of Skagit County, Washington.

Phase II – Nookachamp Hills PUD Phase 11A, Acres 3.27, Tract “E” AKA Open Space and Detention Pond, and

Nookachamp Hills PUD Phase 11A, Acres 0.10 Tract “F” AKA Open Space/Buffer Area

Phase II B – Nookachamp Hills PUD Phase 11B, AF#200508230082, Tract “G” Open Space and Detention Pond being a portion of SE ¼ Section 25, Township 34 North, Range 4 East and NE ¼ of Section 36, Township 34 North, Range 4 East, and NW ¼ of Section 31, Township 34 North, Range 5 East.

Phase II B – Nookachamp Hills PUD Phase 11B, AF#200508230082, Tract “H,” being a portion of SE ¼ Section 25, Township 34 North, Range 4 East and NE ¼ of Section 36, Township 34 North, Range 4 East, and NW ¼ of Section 31, Township 34 North, Range 5 East.

Phase III - Tract 1 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Southwest ¼ of Section 30, Township 34 North, Range 5 East, being a portion of Southeast ¼ of Section 25 Township 34 North, Range 4 East, and Northeast ¼ of Section 36, Township 34 North, Range 4 East and Northwest ¼ of Section 31, Township 34 North, Range 5 East, and Southwest ¼ of Section 30, Township 34 North, Range 5 East.

Tract 2 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Southwest ¼ of Section 30, Township 34 North, Range 5 East, being a portion of Southeast ¼ of Section 25 Township 34 North, Range 4 East, and Northeast ¼ of Section 36, Township 34 North, Range 4 East and Northwest ¼ of Section 31, Township 34 North, Range 5 East, and Southwest ¼ of Section 30, Township 34 North, Range 5 East.

Tract 3 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Southwest ¼ of Section 30, Township 34 North, Range 5 East, being a portion of Southeast ¼ of Section 25 Township 34 North, Range 4 East, and Northeast ¼ of Section 36, Township 34 North, Range 4 East and Northwest ¼ of Section 31, Township 34 North, Range 5 East, and Southwest ¼ of Section 30, Township 34 North, Range 5 East.



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Tract 4 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East.

Portion of Tract 5 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East.

Portion of Tract 5 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East.

Tract 6 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East.

Tract 7 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East.

Tract 9 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East.



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UNOFFICIAL DOCUMENT

Portion of Tract 10 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Southeast $\frac{1}{4}$ of Section 25, Township 34 North, Range 4 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East.

Portion of Tract 10 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East. (LEVY CODE 1300)

Portion of Tract 10 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East. (LEVY CODE 2310)

Portion of Tract 10 of Nookachamp Hills PUD Phases 3 and 4, recorded under AF#200807240089, located in Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, being a portion of Southeast $\frac{1}{4}$ of Section 25 Township 34 North, Range 4 East, and Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 4 East and Northwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 5 East, and Southwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East.



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