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FIRST AMENDMENT TO THE  
DECLARATIONS AND COVENANTS, CONDITIONS,  
RESTRICTIONS, EASEMENTS AND RESERVATIONS  
FOR THE PLAT OF FIR CREST  
PLANNED UNIT DEVELOPMENT  
ANACORTES, WASHINGTON,  
AS APPEARS IN THE RECORDED DOCUMENT 200409030133,  
SKAGIT COUNTY AUDITOR, PAGES 1 THROUGH 19, DATED 9/3/2004.

WHEREAS, the original Fir Crest Declaration of Covenants, Conditions and Restrictions were in need of amendment to make them consistent with applicable Washington statutes relating to Homeowner Associations; and

WHEREAS, a duly noticed special meeting of the Fir Crest Homeowners Association was duly held on February 27, 2009, to vote on certain proposed amendments to the Fir Crest Declaration of Covenants, Conditions and Restrictions; and

WHEREAS, each of the following amendments was approved, by a vote of more than 70% of the lot owners, as required by Article 14 of the Fir Crest Declaration of Covenants, Conditions and Restrictions;

NOW, THEREFORE, BE IT RESOLVED that the following portions of the original Fir Crest Declaration of Covenants, Conditions and Restrictions shall be amended, effective February 27, 2009, to read as follows below. The remaining portions of the original Fir Crest Declaration of Covenants, Conditions and Restrictions shall continue unimpaired by this amendment.

1. Section 3.6.4 shall now read as follows:

“Parking”. No trucks exceeding 12,000 pounds gross vehicle weight, campers, trailers, boats, motorcycles, inoperable vehicles, or parts thereof, shall be parked or permitted to remain on any Lot, unless the same is stored or placed in a garage or in the rear yard area and screened from sight. No such vehicles shall be parked on any street adjoining any Lot. The exception shall be passenger vehicles, which may be parked on the owner’s driveway. No vehicles shall be parked on Fir Crest Boulevard or Fir Crest Court, provided that such vehicles belonging to guests may occasionally be so parked. The Board may establish such other parking regulations as it may deem necessary and appropriate.

2. Section 3.6.5 shall now read as follows:

“Signs”. No sign of any kind shall be displayed to the public view on or from any Lot without the prior written consent of the Board, except for “For Rent” or “For Sale” signs in a form not prohibited by any rules and regulations of the Board. Notwithstanding the foregoing, the outdoor display of political yard signs by an



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owner or resident on the owner's property before any primary or general election is not prohibited, as required by RCW 64.38.034. Signs must not be placed as to block motor vehicle drivers' line of sight, or create other safety hazards, and must be removed within two days after such primary or general election.

3. Section 3.6.9 shall now read as follows:

"Radio and Television Aerials". No television or radio aerial and no satellite receiving dish or other electronic receiving device in excess of one meter in diameter, as mandated by 47 C.F.R. Section 1.4000, may be placed or erected outside of any building on any Lot.

4. Section 7.1 shall now read as follows:

"Fiscal Year, Preparation of Budget". The Board may adopt such fiscal year for the Association as it deems to be convenient. Unless another year is adopted, the fiscal year will be the calendar year. As soon as the Board in its discretion deems advisable and prior to the expiration of each fiscal year thereafter, the Board shall establish a budget for the costs of maintaining the Common Area during the ensuing fiscal year. As required by RCW 64.38.025 (3), within thirty days after adoption by the Board of any regular budget of the Association, the Board shall set a date for a meeting of the owners to consider ratification of the budget not less than fourteen nor more than sixty days after mailing of the budget summary. Unless at that meeting the owners of a majority of the votes in the Association reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the members shall be continued until such time as the members ratify a subsequent budget proposed by the Board.

5. Article 13 shall now read as follows:

ARTICLE 13  
DAMAGE AND REPAIR OF DAMAGE TO PROPERTY

In the event of any casualty, loss or other damage to the Common Area for which the then current assessments by the Board are insufficient to repair or restore, or for which there are not insurance proceeds or insufficient insurance proceeds available to the Board for such restoration or repair, the Board may make a special assessment against each Lot within the property for its pro rata share of the cost and expenses to repair and/or restore the Common Areas. The special assessment shall be payable, at the determination of the Board, in either monthly or quarterly installments or in a single lump sum amount. As required by RCW 64.38.025(3), within thirty days after adoption by the Board of any special budget of the Association, the Board shall set a date for a meeting of the owners to consider ratification of the special assessment not less than fourteen nor more than sixty days after mailing of the special assessment summary. Unless at that



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meeting the owners of a majority of the votes in the Association reject the budget, in person or by proxy, the special assessment is ratified, whether or not a quorum is present.

Dated at Anacortes, Washington, this 10 day of ~~April~~, 2009. <sup>January 2010</sup>

Fir Crest Homeowners Association

Lindsay Salvaggio  
By: Lindsay Salvaggio, President

STATE OF WASHINGTON  
SKAGIT COUNTY

I certify that I know or have satisfactory evidence that Lindsay Salvaggio is the person who appeared before me, and on oath stated that she was authorized as President of the Fir Crest Homeowners Association to execute the foregoing First Amendment to the Declaration and Covenants, Conditions Restrictions, Easements and Reservations for the Plat of the Fir Crest Planned Unit Development.

Dated this 10<sup>th</sup> day of ~~April~~, 2009 <sup>January 2010</sup> at Anacortes, Washington.

W. H. H. H., CDR, USNAY  
Notary Public for the State of Washington  
COMMANDING OFFICER, VAGR-129  
My commission expires: 10 MAY 2010



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