

**AFTER RECORDING RETURN TO:**  
Carol and David Wilder  
6887 Lakewood Park Lane  
Anacortes WA 98221



201111280110  
Skagit County Auditor

11/28/2011 Page 1 of 8 12:17PM

**TITLE OF DOCUMENT:**  
Fourth Declaration of Covenants, Conditions, Restrictions and Reservations for Lakewood Park Association

**REFERENCE NUMBER(S) OF RELATED DOCUMENTS:**  
200301290168; 200302260051; 200303050097

**GRANTORS:**  
Randy and Katie Previs, husband and wife  
Carol and David Wilder, husband and wife  
Wirt A. Hines and Katherine Hamer, husband and wife

**GRANTEES:**  
Randy and Katie Previs, husband and wife  
Carol and David Wilder, husband and wife  
Wirt A. Hines and Katherine Hamer, husband and wife

**BRIEF LEGAL DESCRIPTION:**  
Lots 1-9, survey recorded at AF# 200303250116  
Ptn NE 1/4 and NW 1/4, Sec 7 TWP 34 N, Rge 2 E  
*Full legal description at Exhibit A of this document.*

**ASSESSOR'S PROPERTY TAX PARCEL NUMBERS:**  
P120709 P60769  
P120710 P60766  
P120711 P120712  
P60765 P60768  
P60771

**FOURTH DECLARATION OF  
COVENANTS, RESTRICTIONS AND RESERVATIONS  
FOR LAKEWOOD PARK ASSOCIATION**

THIS FOURTH DECLARATION of Covenants, Conditions, Restrictions, and Reservations for Lakewood Park Association (hereinafter "Fourth Declaration") is made this 18th day of November 2011 by Randy S. Previs and Katie L. Previs, husband and wife, Carol and David Wilder, husband and wife, and Wirt A. Hines and Katherine Hamer, husband and wife, (hereinafter individually referred to as "Declarant" and collectively referred to as "Declarants").

WITNESSETH:

WHEREAS, Declarants are the owners in fee of certain real property situated in Skagit County, Washington, described as:

See **Exhibit A**, attached hereto and fully incorporated herein.

The real property described in **Exhibit A**, together with all residences and other structures thereon constituting real property, now existing or to be constructed in the future, shall hereinafter be referred to as the "Property"; and

WHEREAS, Declarants have previously adopted Covenants, Conditions, Restrictions, and Reservations for Lakewood Park Association applicable to the Property, recorded at Skagit County Auditor's File No. 200301290168 ("Original Covenants"); and

WHEREAS, Declarants have previously adopted a Second Declaration of Covenants, Conditions, Restrictions, and Reservations for Lakewood Park Association applicable to the Property, recorded at Skagit County Auditor's File No. 200302260051 ("Second Covenants"); and

WHEREAS, Declarants have previously adopted a Third Declaration of Covenants, Conditions, Restrictions, and Reservations for Lakewood Park Association applicable to the Property, recorded at Skagit County Auditor's File No. 200303050097 ("Third Covenants"); and

WHEREAS, Declarants do not intend to amend, change, or clarify any other provision of the Original Covenants, Second Covenants or Third Covenants, except as expressly provided herein; and

WHEREAS, the above recitals are a material part of this Declaration,



NOW THEREFORE, THE DECLARANTS hereby covenant, agree, and declare that Sections 3.3.1 and 3.3.2 of the Original Covenants are repealed and replaced with the following:

3.3.1 Amendment Restrictions.

No provision pertaining to the Association, including without limitation all or part of these Covenants, Conditions, Restrictions, and Reservations or the Bylaws of the Association, shall be amended or modified except by the affirmative vote of one hundred percent (100%) of all Lot Owners; provided that, none of the easements, covenants, or provisions set forth in Sections 4.7, 4.9 and 4.10 may be amended hereunder. Votes on said amendments or modifications shall be cast by written ballot either in person or by proxy at a meeting duly called for such purpose, written notice of which shall be sent to all Owners not less than thirty (30) days or more than sixty (60) days in advance of said meeting.

3.3.2 Procedure for Amendment of Declaration.

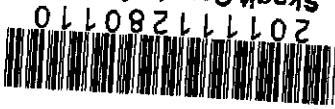
At the time of this Fourth Declaration, the Association referred to herein has not yet been incorporated or formed. Notwithstanding any other provision herein or in the Original Covenants, the Association need not have been first incorporated or formed for this Fourth Declaration, nor for the prior two amendments of the Original Covenants, to be effective. In all cases following incorporation of the Association, a new amendment when adopted shall bear the acknowledged signature of the President of the Association, who shall certify that the amendment was properly adopted. Every amendment to the Declaration must be recorded with the County Auditor and is effective only upon recording. An amendment adopted following incorporation of the Association shall be indexed in the name of the Association and shall contain a cross-reference by recording number to the Declaration and each previously recorded amendment thereto.

Except for the replacement of Sections 3.3.1 and 3.3.2 as set forth above, the Original Covenants, Second Covenants and Third Covenants shall remain unchanged and in full force and effect.

This Fourth Declaration touches and concerns the land and shall run with the Property and be binding on each and every Lot Owner and their successors.

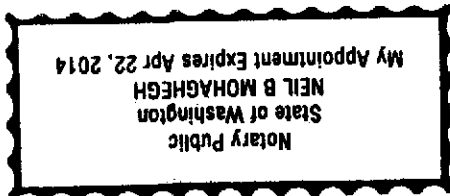
This Fourth Declaration may be executed in counterparts and each executed counterpart shall have the same force and effect as the original instrument and as if all of the parties to the counterparts had signed the same instrument.

EXECUTED the day and year first written above.



Skagit County Auditor

201111280110

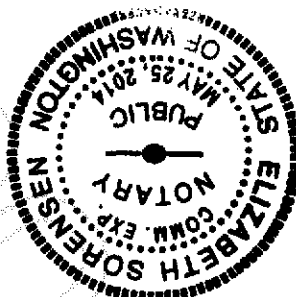


NOTARY PUBLIC for the State of Washington.  
My Commission expires Apr 22, 2014

DATED this 23rd day of November, 2011.

I certify that I know or have satisfactory evidence that Declarant Katie L. Previs signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

STATE OF WASHINGTON )  
) s )  
COUNTY OF SKAGIT )



NOTARY PUBLIC for the State of Washington.  
My commission expires 5-25-2014

*[Signature]*

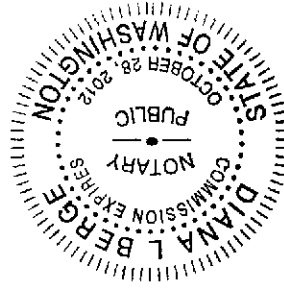
DATED this 23 day of NOVEMBER, 2011.

I certify that I know or have satisfactory evidence that Declarant Randy S. Previs signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

STATE OF WASHINGTON )  
) s )  
COUNTY OF SKAGIT )

*[Signature]*  
Katie L. Previs

*[Signature]*  
Randy S. Previs

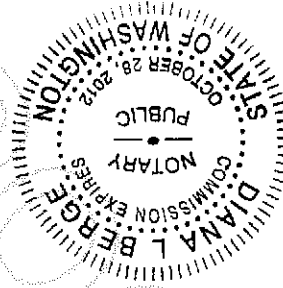


Karen L. Bergm  
NOTARY PUBLIC for the State of Washington.  
My Commission expires 10/28/2012

DATED this 18 day of November, 2011.

I certify that I know or have satisfactory evidence that Declarant Carol Wilder signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

STATE OF WASHINGTON )  
) 5 )  
COUNTY OF SKAGIT )



Karen L. Bergm  
NOTARY PUBLIC for the State of Washington.  
My commission expires 10/28/2012

DATED this 18 day of November, 2011.

I certify that I know or have satisfactory evidence that Declarant David Wilder signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

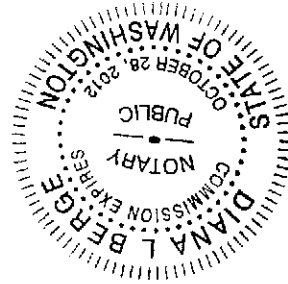
STATE OF WASHINGTON )  
) 5 )  
COUNTY OF SKAGIT )

Carol Wilder  
Carol Wilder

David Wilder  
David Wilder

Skagit County Auditor

201111280110



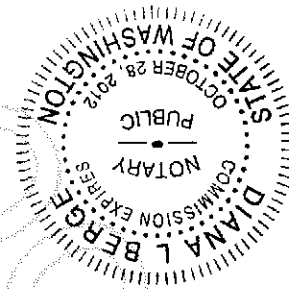
NOTARY PUBLIC for the State of Washington.  
My Commission expires 10/28/12

*Diana L. Berg*

DATED this 18 day of November, 2011.

I certify that I know or have satisfactory evidence that Declarant Katherine Hamer signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )  
S )



NOTARY PUBLIC for the State of Washington.  
My commission expires 10/28/2012

*Diana L. Berg*

DATED this 18 day of November, 2011.

I certify that I know or have satisfactory evidence that Declarant Wirt A. Hines signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )  
S )

Katherine Hamer  
*Katherine Hamer*

Wirt A. Hines  
*Wirt A. Hines*

**EXHIBIT A, page 1**

**LEGAL DESCRIPTION OF PROPERTY**

[Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Survey and Boundary Line Adjustment, Auditor's File No. 200303250116, records of Skagit County, Washington.]

**P120709 (LOT 1, owned by Randy & Katie Previs)**  
Block 22 and Block 23, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington;  
TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

**P60769 (LOT 2, owned by Randy & Katie Previs)**  
Block 44, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington;  
TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Block by operation of law.

**P120710 (LOT 3, owned by Randy & Katie Previs)**  
Block 45, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington;  
TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Block by operation of law;  
AND TOGETHER WITH that portion of the south 60 feet of the northwest quarter of the northwest quarter of Section 8, Township 34 North, Range 2 East, W.M. lying west of Miller Road.

**P60766 (LOT 4, owned by David & Carol Wilder)**  
Block 43 and Block 46, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington;  
TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

**P120711 (LOT 5, owned by Randy & Katie Previs)**  
Block 24 and Block 25, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit County, Washington;  
TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.



**EXHIBIT A, page 2**

**LEGAL DESCRIPTION OF PROPERTY**

**P120712 (LOT 6, owned by Wirt A. Hines & Katherine Hamer)**  
Block 20 and Block 21, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in  
Volume 2 of Plats at Page 88, records of Skagit County, Washington;  
TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation,  
attach to said Blocks by operation of law.

**P60765 (LOT 7, owned by Randy & Katie Previs)**  
Block 42 and Block 47, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in  
Volume 2 of Plats at Page 88, records of Skagit County, Washington;  
TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation,  
attach to said Blocks by operation of law.

**P60768 (LOT 8, owned by Randy & Katie Previs)**  
Block 40, Lots 13 through 24 of Block 41, Block 48, Block 49, Lots 1 through 6 and Lots 19  
through 22 of Block 50, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in  
Volume 2 of Plats at Page 88, records of Skagit County, Washington;  
TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation,  
attach to said lots and blocks by operation of law.

**P60771 (LOT 9, owned by Randy & Katie Previs)**  
Block 18, Block 19, Block 26, Block 27, Lots 1 through 12 of Block 41, "LAKE CAMPBELL  
ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at Page 88, records of Skagit  
County, Washington;  
TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation,  
attach to said lots and blocks by operation of law.

