

When Recorded Return To:
The R Group, LLC
103 North Township Street
Sedro-Woolley, WA 98284



Skagit County Auditor \$75.00
2/12/2016 Page 1 of 3 11:31AM

Document Title:

Maintenance Plan re Sauk Mountain View Estates North – Phase III/IV Homeowners Association

Reference Number:

Grantor(s):

additional grantor names on page __.

1. Sauk Mountain View Estates North – Phase III/IV Homeowners Association
- 2.

Grantee(s):

additional grantee names on page __.

1. Sauk Mountain View Estates North – Phase III/IV Homeowners Association
2. City of Sedro-Woolley

Abbreviated legal description:

full legal on page(s) __.

A PORTION OF THE NE 1/4 OF THE NW 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page __.

- P131119
- P131115
- P131087
- P131088
- P131089
- P131090
- P131091
- P131114
- P131113

RESOLUTIONS

Re

Maintenance Plan for

SAUK MOUNTAIN VIEW ESTATES NORTH – PHASE III/IV HOMEOWNERS ASSOCIATION (“the HOA”)

On February 4, 2016, the HOA Board adopted the following RESOLUTIONS regarding the maintenance of the property known as Sauk Mountain View Estates North as described in Exhibits A & B (“the Property”) of that certain Reservation of Easement and Covenant for Maintenance of Critical Area and Homeowners Association Membership (“the Membership Agreement”) as recorded in **Skagit County Auditor file number 200507180165**. These RESOLUTIONS are made pursuant to the authority granted to the Board under Section 2.4 of the Membership Agreement.

WHEREAS,

The original approval and inclusion Phase 4A, now referred to as Phase 5, was approved and included in the Membership Agreement; and

WHEREAS,

Phase 4A now comprises 28 individual lots.

THEREFORE BE IT RESOLVED:

The HOA undertakes at its sole expense to perpetually provide the following maintenance services for the mutual benefit of the public and the owners of the Property; and

Further RESOLVED:

The HOA will maintain to a reasonable level as determined in good faith by the officials of the City of Sedro-Woolley all Property common tracts and areas including but not limited to:

1. The gas line trail and surrounding area
2. The fire lane (parcel P38613) and surrounding area
3. The upper trail (tract C-2)
4. The hillside to prevent invasion of blackberries
5. The common trails across easements on private lots
6. The trails owned by the HOA and surrounding areas; and

