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



\$75.00

Skagit County Auditor 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

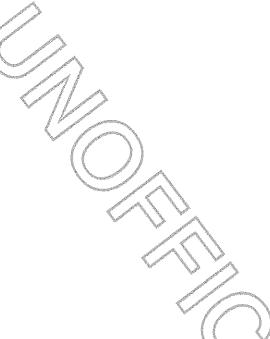
P131089

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 trials across easements on private lots
- 6. The trails owned by the HOA and surrounding areas; and

## Further RESOLVED:

In addition the HOA will comply with all maintenance obligations set forth in the Membership Agreement; and

# Further RESOLVED:

The City of Sedro-Woolley is hereby granted the right to access to the common tracts and areas set forth above and after notice the City is granted the right maintain, if the City deems necessary, the common tracts and areas set forth above at the sole expense of the HOA,; and

# Further RESOLVED:

Any amendment or rescission of these RESOLUTIONS must have the prior approval of the City of Sedro-Woolley.

Jeffrey Miller, Secretary

SAUK MOUNTAIN VIEW ESTATES NORTH - PHASE III/IV HOMEOWNERS ASSOCIATION

STATE OF WASHINGTON )

Skag'+ )
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that Jeffrey Miller, Secretary SAUK MOUNTAIN VIEW ESTATES NORTH – PHASE III/IV HOMEOWNERS ASSOCIATION signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

PUBLIC

OF WAS

Dated: February 12, 2016

Notary Dublic

Print Name: VIRGINIA S. VOIGT

My appointment expires: 6/1/17