## AFTER RECORDING MAIL TO:

ALDER HILLS CONDOMINIUM OWNERS ASSOCIATION

e/o Soria Property Management

P.O. Box 988

Burlington, WA 98233



Skagit County Auditor

7/6/2016 Page

\$76.00

4 4:07PM

# SECOND AMENDMENT TO THE DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR ALDER HILLS, A CONDOMINIUM

Reference Numbers of related documents: 200505130121 & 200512020058

Grantor(s): ALDER HILLS CONDOMINIUM OWNERS ASSOCIATION

Grantee(s): ALDER HILLS, A CONDOMINIUM

Legal Description (abbreviated): Units A-1, A-2, B-1, B-2, C-1, C-2, D-1, D-2, E-1, E-2, F-1 and F-2, Alder Hills, A Condominium.

Full Legal Description on Exhibit A Annexed and by this reference incorporated herein. Assessor's Property Tax Parcel Account Number(s): P122883, P122884, P122885, P122886, P122887, P122888, P122889, P122890, P122891, P122892, P122893, & P122894

This is the Second Amendment to the Declaration and Covenants, Conditions, Restrictions and Reservations for Alder Hills, A Condominium. The original Declaration and Covenants, Conditions, Restrictions and Reservations for Alder Hills, a Condominium (hereinafter "Declaration"), was filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File No. 200505130121, and subsequently amended pursuant to the First Amendment to the Declaration and Covenants, Conditions, Restrictions, and Reservations for Alder Hills, A Condominium, filed with the Auditor of Skagit County, Washington, under Skagit County Auditor File No. 200512020058. The Survey Map and Plans for Alder Hills, a Condominium (hereinafter "Survey") was recorded under Skagit County Auditor File No. 200505130120.

#### RECITALS:

WHEREAS there is a discrepancy between the Declaration and the Survey with respect to the designation of the Units. The Units delineated on the Survey were designated as Lots A-1 through F-2, and the Declaration designated the Units with Numbers 1 through 12;

AND WHEREAS Section 21.1 of the Declaration allows for amendments to be made to the Declaration based upon a sixty-seven percent (67%) approval of the Alder Hills Condominium Owners Association (hereinafter "Association");

AND WHEREAS the Association desires to clarify the intent of the Declaration and Survey, having met the requirements set forth in Section 21.1 to amend the Declaration, and have appointed the President to sign on behalf of the Association;

NOW THEREFORE, the Declaration, as previously amended, is hereby amended at EXHIBIT C, which original exhibit is hereby deleted in its entirety and specifically replaced with EXHIBIT C, as appended hereto.

DATED this \_\_\_\_\_\_\_\_, 2016.

DECLARANT:

ALDER HILLS CONDOMINIUM OWNERS ASSOCIATION

By: / MUM / HUDWAY

Patricia L. Patronsky, Its President

STATE OF WASHINGTON )

ss.

COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that Patricia L. Patronsky is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the President of ALDER HILLS CONDOMINIUM OWNERS ASSOCIATION to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

PUBLIC OF WASHING

Print Name: Jennie L. Maytine
NOTARY PUBLIC in and for the State
of Washington, residing at 200 + 100

of Washington, residing at 20 F. (My commission expires \_\_\_\_\_ Wow)

March 3, 20

#### **EXHIBIT A**

#### LEGAL DESCRIPTION

# PARCEL A:

Fractional Lot 1, Lots 2 through 6, inclusive, Block 187, CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

#### PARCEL B:

Lots 1 through 10, inclusive, Block 188, CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

All situated in Skagit County, Washington.

### **EXHIBIT C**

Unit No.	Former Unit No.	Unit Address	Parcel No.	Unit Area	Floor Location	Unit Building Type (Open)	Declared Value	Allocated Interests (%)	No. of Attached Garage Parking Spaces	No. of Open Parking Spaces
A-2	1	2117 19 <sup>th</sup> Street	P122884	1,946	1 & 2	A	\$299,950	8.333	2	2
<b>A</b> -1	2	2119 19 <sup>th</sup> Street	P122883	2,022	1 & 2	В	\$299,950	8.333	2	2
B-2	3	211.1 19 <sup>th</sup> Street	P122886	1,946	1 & 2	A	\$299,950	8.333	2	2
B-1	4	2113/19 <sup>th</sup> Street	P122885	2,022	1 & 2	В	\$299,950	8.333	2	2
C-2	5	21/18 19 <sup>th</sup> Street	P122888	2,022	1 & 2	В	\$299,950	8.333	2	2
C-1	6	2120 19 <sup>th</sup> Street	P122887	1,946	1 & 2	A	\$299,950	8.333	2	2
D-2	7	2112 19 <sup>ttp</sup> Street	P122890	2,022	1 & 2	В	\$299,950	8.333	2	2
D-1	8	2114 19 <sup>th</sup> Street	F122889	1,946	1 & 2	Α	\$299,950	8.333	2	2
E-1	9	2119 18 <sup>th</sup> Street	P122891	2,022	1 & 2	В	\$299,950	8.333	2	2
E-2	10	2117 18 <sup>th</sup> Street	P122892	1,946	1 & 2	A	\$299,950	8.333	2	2
F-1	11	2113 18 <sup>th</sup> Street	P122893	2,022	1 & 2	В	\$299,950	8.333	2	2
<b>F-</b> 2	12	2111 18 <sup>th</sup> Street	P122894	1,946	1 & 2	Α	\$299,950	8.333	2	2

# NOTES

1. The Declarant reserves the right to create up to 12 total Units in Phase 1. There are no future phases.

END OF EXHIBIT C