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Skagit County Auditor

AFTER RECORDING, RETURN TO:

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DOCUMENT TITLE:

**FIFTH AMENDMENT TO THE DELCARATION AND COVENANTS, CONDITIONS,  
RESTRICTIONS AND RESERVATIONS FOR CASCADE COMMONS, A  
CONDOMINIUM**

REFERENCE # OF RELATED DOCUMENTS:

**AF# 200610030110**

GRANTOR:

**CASCADE COMMONS CONDOMINIUM OWNERS ASSOCIATION**

GRANTEE:

**THE GENERAL PUBLIC**

ABBREVIATED LEGALS: PTN. "CASCADE COMMONS, A CONDOMINIUM"  
P125130, P125131, P125132

**FIFTH AMENDMENT TO DECLARATION AND COVENANTS, CONDITIONS,  
RESTRICTIONS AND RESERVATIONS FOR  
CASCADE COMMONS, A CONDOMINIUM**

**WHEREAS**, the Declaration and Covenants, Conditions, Restrictions and Reservations for Cascade Commons, a Condominium (the "Declaration") was recorded under Skagit County Auditor's File No. 200610030110 among the land records of Skagit County, Washington;

**WHEREAS**, the Declaration has been amended previously on four occasions, with such amendments bearing the following Auditor File Nos.:

200810170075 (1<sup>st</sup> Amendment to Declaration)  
200901200024 (2<sup>nd</sup> Amendment to Declaration)  
201409230040 (3<sup>rd</sup> Amendment to Declaration)  
201602040040 (4<sup>th</sup> Amendment to Declaration)

**WHEREAS**, in compliance with Section 21.1, this amendment was approved on \_\_\_\_\_, 2024, by a vote of the Owners of Lots to which more than 67% of the votes in the Association are allocated.

**NOW, THEREFORE**, the undersigned do hereby certify that the declaration has been amended as follows:

1. **Section 11.5.1.** Section 11.5.1 is deleted and replaced with the following:

Non-Structural. May make any improvements or alterations to the Owner's Unit that do not affect the structural integrity or mechanical or electrical systems or lessen the support of any portion of the Condominium, including but not limited to air conditioner units allowed per Exhibit C.

2. **Exhibit C.** Exhibit C is added to the Declaration as follows:

**EXHIBIT C**  
**AIR CONDITIONERS**

1. **Approved Air Conditioners.** Window and through-the-wall Air Conditioners are prohibited. However, Owners may, without the requirement of obtaining prior Board approval, install Air Conditioning units that are commonly referred to as "mini-splits." Mini-splits are wall-mounted units consisting of a ductless air conditioning unit with associated wiring which may extend beyond the boundaries of a Unit. Sections 11.6.1 – 11.6.3 of the Declaration shall not apply to these approved Air Conditioners (A/C Units) as long as all other conditions herein are satisfied.
2. **Limited Common Elements.** A/C Units shall be deemed a Limited Common Element.
3. **Installation Requirements.** A/C Units shall be installed only by licensed professionals. Any electrical work shall be performed only by licensed electricians. Owner shall give the Association advance notice of any installation work which will need to be performed outside the boundaries of a Unit.
4. **Responsibility for Maintenance and Damage; Indemnity.** Any Owner who has an A/C Unit installed shall do so at their sole cost and expense and shall be solely responsible for all costs associated with the upkeep, repair, maintenance, replacement and removal of said A/C Unit. Such Owner shall further defend, indemnify and hold the Association harmless from such costs and expenses and from any damage caused to the Condominium as a result of such installation, upkeep, repair, maintenance, replacement, or removal.
5. **Effective Date.** This Amendment shall take effect upon recording.

**IN WITNESS WHEREOF**, the Association has caused this Amendment to be executed as of the date indicated below, by its President, who certifies that the Amendment was properly adopted.

DATED this 12 day of APRIL, 2024.

**CASCADE COMMONS OWNERS ASSOCIATION**

By: Ivana Wood  
Its: Vice President – Ivana Wood

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Ivana Wood is the person who appeared before me, and said person acknowledged that (s)he signed this instrument as the President of **CASCADE COMMONS CONDOMINIUM OWNERS ASSOCIATION**, A Washington non-profit corporation, and acknowledged it to be the free and voluntary act of said corporation for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 12 day of April, 2024.



MS Ferguson Melissa Ferguson  
Print Name:  
NOTARY PUBLIC in and for the  
State of Washington  
My Commission Expires: 10-21-24

If you agree to allow owners to install air conditioners please add your signature to show approval of the addendum to Cascade Commons CCR's that I emailed you.

Authentisign  
Ivana Wood 03/24/24

Ivana Wood on behalf of Neff Properties, LLC - 501 Neff Circle

Authentisign  
Shawn Taipale 03/25/24

Shawn Taipale - 505 Neff Circle

Authentisign  
Samantha Camera 03/24/24

Samantha Camera - 509 Neff Circle

Authentisign  
Carmen Morrison 03/24/24

Carmen Morrison - 511 Neff Circle

Authentisign  
Alissa L Bostrom 03/25/24

Alissa Bostrom - 515 Neff Circle

Authentisign  
Thomas Dobbs 03/24/24

Thomas Dobbs - 519 Neff Circle

Authentisign  
Thalia Sygitowicz 03.29.24

Thalia Sygitowicz - 523 Neff Circle

Authentisign  
Dennis Moore 03/24/24

Dennis Moore on behalf of Moore Revocable Trust - 527 Neff Circle

Authentisign  
Linda Struthers 03/25/24

Linda Struthers - 531 Neff Circle

Authentisign  
Larry Ackerlund 03/24/24

Larry Ackerlund, - 535 Neff Circle

Authentisign  
Zachary Hartje - 539 Neff Circle

Authentisign  
Andrew Swanson 03/25/24

Andrew Swanson - 543 Neff Circle

Authentisign  
Phillip Kinkel - 547 Neff Circle

Authentisign  
Keith Hofkamp 03/26/24

Keith Hofkamp on behalf of KTH Properties, LLC - 551 Neff Circle

Authentisign  
Marie Prophete - 553 Neff Circle

Authentisign  
Phillip Yi 03/24/24

Phillip Yi - 555 Neff Circle

Authentisign <i>Mel Foley</i>	03/24/24
Melanie Foley – 557 Neff Circle <i>Mel Foley</i>	03/24/24
Melanie Foley – 559 Neff Circle	

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