

AFTER RECORDING MAIL TO:

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Recording Fee \$76.00 Page 1 of 4
Amendment
Island County Washington



**AMENDMENT TO COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
SKY MEADOWS COMMUNITY ASSOCIATION**

AFN 4170971

GRANTOR: Sky Meadows Community Association **GRANTEE:** Public

THE PROPERTIES THAT MAKE UP THE SKY MEADOWS COMMUNITY ASSOCIATION, A NONPROFIT CORPORATION, ARE DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTIONS AND PARCEL NUMBERS:

SP 84/08-3.13230.506-1330. Vol. 2, page 54. Aud. No. 86009258. Lot 2A (R13230-508-1170), Lot 2B (R13230-509-1530)
SP 84/09-3.13230.44-1370. Vol. 2, page 50. Aud. No. 86009254. Lot 10A (R13230-464-1360), Lot 10B (R13230-434-1411)
SP 84/10-3.13230.444.2080; 400-1790. Vol. 2, pages 58 and 59. Aud. No. 86009261. Lot 9A (R13230-452-1950), Lot 9B
(R13230-444-2300), Lot 14A (R13230-395-1630), Lot 14B (R13230-410-2000)
SP 84/11-3. 13230.503-2090. Vol. 2, page 53. Aud. No. 86009257. Lot 3A (R13230-516-1920), Lot 3B (R13230-512-2300)
SP 84/12-3.13230.507-2870. Vol. 2, page 52. Aud. No. 86009256. Lot 4A (R13230-509-2660), Lot 4B (R13230-509-3020)
SP 84/12-3.13230.507-3600. Vol. 2, page 51. Aud. No. 86009255. Lot 5A (R13230-508-3390), Lot 5B (R13230-510-3760)
SP 84/14-3.13230.436-3750. 370-3400; 358-2590. Vol. 2 page 54. Aud. No. 86009249. Lot 6A (R13230-427-3600), Lot 6B
(R13230-441-3840), Tract 18 (R13230-358-2590), Tract 19 (R13230-370-3400)
SP 84/15-3.13230.436-3220; 436-2760. Vol. 2, pages 56 and 57. Aud. No. 86009260. Lot 7A (R13230-433-3100), Lot 7B
(R13230-435-3350), Lot 8A (R13230-429-2620), Lot 8B (R13230-434-2850)
SP 84/16-3.13230.344-1910. Vol. 2, page 47. Aud. No. 86009251. Lot 17A (R13230-362-1990), Lot 17B (R13230-333-1930)
SP 84/17-3.13230.372-1170; 306-1160. Vol. 2, page 60. Aud. No. 86009262. Lot 13A (R13230-380-1030), Lot 13B (R13230-
376-1380), Lot 15A (R13230-324-1190), Lot 15B (R13230-286-1170)
SP 84/18-3.13230.306-1160. Vol. 2, page 46. Aud. No. 86009250. Lot 16A (R13230-291-1630), Lot 16B (R13230-299-2080)
SP 84/19-3.13230.417.0460. Vol. 2, page 49. Aud. No. 86009253. Lot 12A (R13230-420-0230), Lot 12B (R13230-417-0700)
SP 84/20-3.13230.506-0470; Vol. 2, page 55. Aud. No. 86009259. Lot 1A (R13230-509-0250), Lot 1B (R13230-509-0750)
SP 84/21-3.13230.465-0470. Vol. 2, page 48. Aud. No. 86009252. Lot 11A (R13230-465-0250), Lot 11B (R13230-466-0740)

WHEREAS, the subject properties are subject to the covenants and restrictions contained in that certain Declaration of Amended Covenants, Conditions, and Restrictions for Sky Meadows Community Association, recorded on May 19, 2006, as Island County, Washington, Auditor's File No. 4170971 ("CCR's"); and,

WHEREAS, Article 9.5 of the CCR's (Aud. No. 4170971) provides that the CCR's may be amended by a document signed by the Association's Board of Directors attesting to the adoption of the amendment by written vote of not less than two-thirds (2/3) of the owners of all tracts within Sky Meadows;

WHEREAS, the members of the Sky Meadows Community Association now desire to amend the referenced CCR's.

NOW, THEREFORE, the undersigned Directors of the Sky Meadows Community Association attest that at least two-thirds (2/3) of the owners of all tracts within Sky Meadows have voted in writing to amend the referenced CCR's (Aud. No. 4170971), effective on the date of the recording of this Amendment with the Island County Auditor, as follows:

1. Article 2.2 of the referenced CCR's (Aud. No. 4170971), which is entitled, "Voting Rights", is amended to read in full as follows:

"2.2 Voting Rights. Members of the Association shall be entitled to one vote for each lot owned by said member, whether improved or not. Notwithstanding the foregoing, however, there shall be no voting rights associated with Tract 18 (R13230-358-2590). When more than one person owns any lot, all owners shall be members, although in no event shall more than one vote be cast for any lot. In the event that the multiple owners of any lot disagree as to how the vote for that lot shall be exercised, any such person may deliver written notice of such dispute to the secretary of the Association, and the vote for the lot shall then be disregarded completely with respect to the matter(s) pending before the Association at that meeting. With the exception of Tract 18 (R13230-358-2590), the right to vote may not be severed or separated from any lot, except that it may be temporarily suspended under those circumstances described in Articles 4 and 8 below. Any sale, transfer, or conveyance of said property interest to a new owner shall automatically operate to transfer the appurtenant vote."

2. Article 4.7 of the referenced CCR's (Aud. No. 4170971), which is entitled, "Exempt Property", is amended to read in full as follows:

"4.7 Exempt Property. The following property shall be exempt from any assessments created herein: (a) all property dedicated to and accepted by local public authority; (b) all common areas, but this exemption shall not be deemed to include areas subject to an easement for community use, such as community roads; and (c) Tract 18 (R13230-358-2590), in consideration of that certain agreement recorded July 21, 2016, as Island County, Washington, Auditor's File No. 4403507, confirming the status of Tract 18 as a parcel with restrictions as to development, as a parcel that will not be sold or otherwise transferred separately from Tract 19 (R13230-370-3400), and as a parcel with no voting rights in matters related to the Sky Meadows Community Association."

WITH THE EXCEPTION of the stated amendment, all other provisions of the referenced Declaration of Amended Covenants, Conditions, and Restrictions for Sky Meadows Community Association (Aud. No. 4170971) shall remain in full effect and fully enforceable.

IN WITNESS WHEREOF this document is executed by four of the five directors of Sky Meadows Community Association (director Clayton W. Miller, owner of Tract 18 abstaining), attesting to the adoption of the amendment by written vote of not less than two-thirds (2/3) of the owners of all tracts within the Community of Sky Meadows.

BOARD OF DIRECTORS:

[Signature]
PRESIDENT (director)

[Signature]
SECRETARY (director)

[Signature]
SECRETARY (director)

[Signature]
member at large (director)

State of Washington)
) ss.
County of Island)

On this 20th day of July, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Richard Goldstein, a director of the Sky Meadows Community Association, a Washington nonprofit corporation, who executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act of said corporation and on oath stated that he/she is authorized to execute the said instrument on behalf of corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

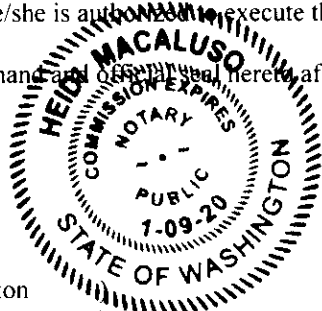


Heidi Macaluso
HEIDI MACALUSO (print name)
Notary Public in and for the State of
Washington, residing in Oak Harbor.
My commission expires: 1-9-2020.

State of Washington)
) ss.
County of Island)

On this 20th day of July, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Patrice Heyduck, a director of the Sky Meadows Community Association, a Washington nonprofit corporation, who executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act of said corporation and on oath stated that he/she is authorized to execute the said instrument on behalf of corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

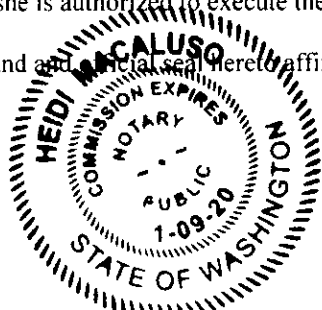


Heidi Macaluso
HEIDI MACALUSO (print name)
Notary Public in and for the State of
Washington, residing in Oak Harbor.
My commission expires: 1.9.2020.

State of Washington)
) ss.
County of Island)

On this 20th day of July, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Charles Garrett, a director of the Sky Meadows Community Association, a Washington nonprofit corporation, who executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act of said corporation and on oath stated that he/she is authorized to execute the said instrument on behalf of corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

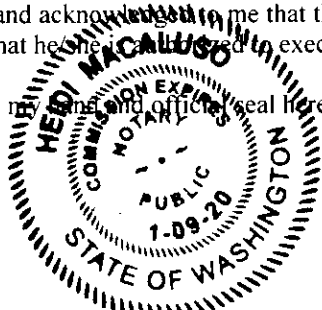


Heidi Macaluso
HEIDI MACALUSO (print name)
Notary Public in and for the State of
Washington, residing in Oak Harbor.
My commission expires: 01/09/2020.

State of Washington)
) ss.
County of Island)

On this 20th day of July, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Charles Coffey, a director of the Sky Meadows Community Association, a Washington nonprofit corporation, who executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act of said corporation and on oath stated that he/she is authorized to execute the said instrument on behalf of corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Heidi Macaluso
HEIDI MACALUSO (print name)
Notary Public in and for the State of
Washington, residing in Oak Harbor.
My commission expires: 01/09/2020.

C&R2016:S