



Filed at the Request of  
And After Recording Return to:

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Jameson Babbitt Stites & Lombard, PLLC  
999 Third Avenue, Suite 1900  
Seattle, Washington 98104

**AMENDMENT NO. 1 TO  
DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, AND  
RESERVATIONS  
FOR  
NATAPOC VILLAGE CONDOMINIUMS**

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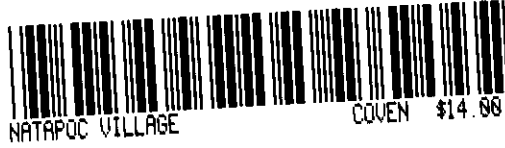
**THIS AMENDMENT NO. 1 TO DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS FOR NATAPOC VILLAGE CONDOMINIUMS** is made and executed by NATAPOC VILLAGE, L.L.C., a Washington limited liability company ("Declarant").

**RECITALS**

**A.** Declarant caused a certain Declaration and Covenants, Conditions, Restrictions, and Reservations for Natapoc Village Condominiums to be recorded on April 10, 1998 under Rec. No. 2025580, records of Chelan County, Washington ("Declaration").

**B.** Pursuant to Section 25.4 of the Declaration, Declarant reserved the development right to construct, install and add improvements on and to the Phase II Parcel and to create Units, Common Elements and Limited Common Elements with respect to the Phase II Parcel and Phase II Improvements, all as set forth in said Section 25.4.

**C.** Declarant has constructed and installed a second building identified as Building B on the amended Survey Map and Plans identified in Section 7 of this Amendment. As a consequence, Declarant desires to amend the Declaration to



evidence the creation of an additional eight (8) Units, to formalize the other matters contemplated by Section 25.4, and to make certain other amendments to the Declaration, all as set forth below.

**NOW, THEREFORE**, the Declaration is amended as follows:

**1. Incorporation By Reference.** Capitalized terms used herein without definition, including the above recitals, shall have the same meanings ascribed to such terms in the Declaration.

**2. Exercise of Development Right to Add Units.** Declarant hereby exercises its Development Rights by recording this Amendment No. 1 and the amendment to the Survey Map and Plans identified in Section 7 of this Amendment No. 1, by adding eight (8) Units and six (6) parking spaces (as Limited Common Element) to the Condominium.

**3. Amendment to Schedule B.** Schedule B to the Declaration is deleted in its entirety and the revised Schedule B annexed to this Amendment No. 1 shall be substituted in lieu thereof.

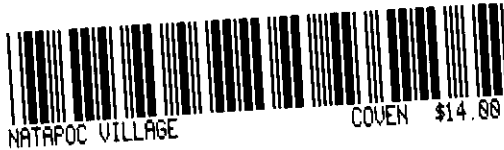
**4. Identifying Number of New Units.** The Identifying Number of each new Unit is shown on the Amended Survey Map and Plans.

**5. Reallocation of Allocated Interests.** The Allocated Interests of all Units, including the Units added to the Condominium pursuant to this Amendment No. 1, are set forth on Schedule B annexed to this Amendment No. 1.

**6. Reserved Right to Add Additional Phase II Improvements.** Nothing contained in this Amendment No. 1 shall restrict or impair Declarant's rights to exercise reserved Development Rights provided for in the Declaration, including the creation of additional Units, Common Elements and Limited Common Elements pursuant to Section 25.4 of the Declaration.

**7. Reference to Survey Map and Plans.** The revised Survey Map and Plans were filed with the Division of Records and Elections of Chelan County, Washington, simultaneously with the recording of this First Amendment under Rec. No. # 2039266 in Volume 26 of Condominium, pages 108 through 112.

**8. Assessments For Additional Units.** Section 12.5.2 is hereby amended in full to state as follows:



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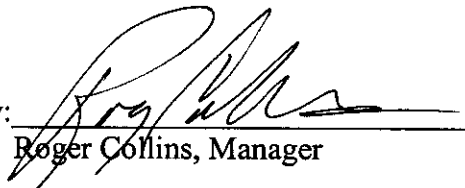
In the event Declarant records an amendment adding units to the Condominium comprising the Phase II Improvements, monthly assessments shall begin to accrue for each such additional Unit at such time as each such additional Unit is substantially completed and made available for sale, but in no event earlier than the closing of the first sale of an additional Unit by Declarant. Notwithstanding the foregoing, Declarant may delay the commencement of Assessments with respect to the additional Units and pay all Common Expenses with respect to such additional Units during such period of delay (except that during any such period, there shall be no allocation to or funding of reserves with respect to such additional Units).

**9. Ratification.** Except as expressly modified by this Amendment No. 1, the Declaration remains in full force and effect as previously executed, amended and recorded.

Dated this 26 day of OCTOBER, 1998.

DECLARANT:

NATAPOC VILLAGE L.L.C.,  
A Washington Limited Liability Company

By:   
Roger Collins, Manager



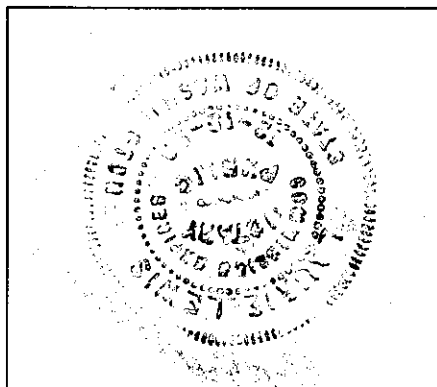
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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this 26<sup>th</sup> day of October, 1998, before me personally appeared Roger Collins, to me known to be a member of Natapoc Village, L.L.C., the limited liability company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



(Use This Space for Notarial Seal Stamp)

Laurie Lewis  
Notary Public in, and for the State of Washington,  
residing at Redmond, WA  
My commission expires: 12-15-99  
LAURIE LEWIS  
[Type or Print Notary Name]



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## **SCHEDULE A**

### **DESCRIPTION OF LAND**

#### **PHASE I PARCEL**

THAT PORTION OF LOT 1, BLOCK 16, KAHLER GLEN AMENDED PHASE 4, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGES 54-59, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 70°07'53" WEST 257.78 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 15°44'33" EAST 184.66 FEET TO THE SOUTH LINE OF SAID LOT 1 AND END OF SAID DESCRIBED LINE. CONTAINING 1.05 ACRES, MORE OR LESS.

#### **PHASE II PARCEL**

THAT PORTION OF LOT 1, BLOCK 16, KAHLER GLEN AMENDED PHASE 4, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGES 54-59, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 70°07'53" WEST 257.78 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 15°44'33" EAST 184.66 FEET TO THE SOUTH LINE OF SAID LOT 1 AND END OF SAID DESCRIBED LINE. CONTAINING 0.53 ACRES, MORE OR LESS.



