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09/01/2026 09:10 AM Pages: 1 of 6 Fees: $308.50
Skagit County Auditor

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REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY
DATE 9/1/2026

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein):

Second Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Plat of Cascade Highlands – Phase 1 and 3 – PL96-0058

Reference Number(s) of Document(s) Assigned or Released:

201904190032, 201904190033, 201908020044, 202201210110, and 202609010134

Grantor(s):

1. Plats Plus, Inc.
2. Lake 16, LLC
3. Cascade Highlands at Lake 16 HOA

Grantee(s):

1. Plat of Cascade Highlands– Phase 1 and 3 – PL96-0058
2. Plat of Cascade Highlands – Phase 2 – PLN96-0058
3. Cascade Highlands at Lake 16 HOA

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

Lots 1 through 38, inclusive, and Tracts A through D, inclusive, Plat of Cascade Highlands – Phase 1 and 3 - PL96-0058, (Auditor's File No. 201904190032)

Lots 1 through 16, inclusive, Plat of Cascade Highlands – Phase 2 – PLN96-0058 (Auditor's File No. 202609010134)

Additional legal is on page 2 of document.

Assessor's Property Tax Parcel/Account Number(s): ☒ Not yet assigned

P134686 through P134727, inclusive (P134726 IOP – Ph 2 lots)

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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SECOND AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PLAT OF CASCADE HIGHLANDS – PHASE 1 AND 3 – PL96-0058

This Second Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Plat of Cascade Highlands – Phase 1 and 3 – PL96-0058 (the "**Second Amendment**") is dated November 14, 20 25 for reference purposes and is hereby made by Plats Plus, Inc., a Washington corporation, and Lake 16, LLC, a Washington limited liability company (collectively the "**Declarant**"), with acknowledgment by Cascade Highlands at Lake 16 HOA, a Washington non-profit corporation (the "**Association**"), under the terms, conditions, and provisions and for the purposes set forth herein.

RECITALS

WHEREAS, the community known as Plat of Cascade Highlands – Phase 1 and 3 – PL96-0058 is comprised of that certain real property legally described as follows (collectively the "**Community**"):

> Lots 1 through 38, inclusive, and Tracts A through D, inclusive, Plat of Cascade Highlands – Phase 1 and 3 – PL96-0058, according to the plat thereof recorded under Auditor's File No. 201904190032, records of Skagit County, Washington;
> Situate in Skagit County, Washington.

AND WHEREAS, Declarant is the developer of the Community;

AND WHEREAS, the Association is the governing body charged with certain duties and vested with certain powers as prescribed by law and as set forth in the Association's governing documents, and is tasked with certain administration, maintenance, and operation functions related to the Community;

AND WHEREAS, Declarant previously recorded that certain Declaration of Covenants, Conditions, and Restrictions for Cascade Highlands – Phase 1 and 3 under Auditor's File No. 201904190033 (the "**Original Declaration**"), and subsequently recorded that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Plat of Cascade Highlands – Phase 1 and 3 – PL96-0058 under Auditor's File No. 201908020044 (the "**Restated Declaration**"), and also subsequently recorded that certain First Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Plat of Cascade Highlands – Phase 1 and 3 – PL96-0058 under Auditor's File No. 202201210110 (the "**First Amendment**") (the Original Declaration, Restated Declaration, and First Amendment collectively the "**CC&Rs**");

AND WHEREAS, Declarant is currently in the process of further subdividing Tract C of the Community into Lots 1 through 16, inclusive, of the Plat of Cascade Highlands – Phase 2 (the "**Phase 2 Plat**");

AND WHEREAS, the further subdivision of Tract C into the lots comprising the Phase 2 Plat was contemplated and addressed in the CC&Rs;

AND WHEREAS, Section 12.5 of the Restated Declaration provides that: *Tract C is a future development tract and was reserved by Declarant to be developed and subdivided into additional Lots within ten (10) years. Such subdivision shall create no more than 20 new Lots. Upon the recording of such future subdivision, an amendment to this Declaration shall be executed and recorded whereby such new Lots are subjected to this Declaration, and each Lot's fraction or percentage of the Common Expenses of the Association and portion of votes in the Association must be stated therein.*

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AND WHEREAS, Declarant therefore desires to record this Second Amendment to memorialize the creation of the lots comprising the Phase 2 Plat and their inclusion in governance of the Community by the CC&Rs and the Association;

AND WHEREAS, Declarant therefore further desires to amend the CC&Rs, and such amendments affect the following portions of the Restated Declaration:

Section	Topic(s)
1.10	Definition of "Final Plat"
7.1	Common Areas

NOW, THEREFORE, Declarant hereby amends the CC&Rs as follows:

ARTICLE 1 - DEFINITIONS

Section 1.10 of the Restated Declaration is hereby superseded and replaced in its entirety with the following:

1.10 **"Final Plat"** shall mean and collectively refer to the recorded subdivision of Plat of Cascade Highlands – Phase 1 and 3 – PL96-0058 as recorded under Auditor's File No. 201904190032, records of Skagit County, Washington, and the Plat of Cascade Highlands – Phase 2 – PLN96-0058 as recorded under Auditor's File No. 202609010134, records of Skagit County, Washington.

Section 1.12 of the Restated Declaration is hereby superseded and replaced in its entirety with the following:

1.12 **"Protected Critical Areas Easements (PCAEs)"** are designated protected areas as shown on the Final Plat that shall not be altered or adjusted without the approval of Skagit County. The requirements and obligations of these easements are memorialized in the **"Protected Critical Area Easements (PCAE)"** as recorded under Auditor's File Nos. 201904190035 and X202609010136, records of Skagit County, Washington.

ARTICLE 7 - COMMON AREAS

New Section 7.1.10 is hereby added to the Restated Declaration as follows:

7.1.10. The entire drainage easement located on Phase 1 Lot 36 and Phase 2 Lot 12.

Capitalized terms used but not defined herein shall have the meanings assigned to them in the Declaration.

All other portions of the CC&Rs shall remain in full force and effect. This Second Amendment shall be effective immediately upon recording of this document in the real property records of Skagit County, Washington.

[SIGNATURE PAGES FOLLOW]

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DECLARANT
Plats Plus, Inc.

Lisa Hallmon 11/14/25
Signature Date

By Lisa Hallmon
Printed Name

Its Vice President
Title

STATE OF WASHINGTON)
) ss.
COUNTY OF King

On this 14th day of November, 2025, I certify that I know or have satisfactory evidence that Lisa Hallmon is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the Vice President of Plats Plus, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

NATHAN KREITER
Commission Expires
03-15-2029
NOTARY
PUBLIC
License Number 191187
STATE OF WASHINGTON

Notary Public in and for the State of Washington

Nathan Kreiter
Printed Name

Residing at: King Co., WA

Appointment Expires: 3/15/29

DECLARANT
Lake 16, LLC

Signature 11/14/25 Date

By Lisa Hallmon
Printed Name

Its Secretary
Title

STATE OF WASHINGTON)
) ss.
COUNTY OF King

On this 14th day of November, 2025, I certify that I know or have satisfactory evidence that Lisa Hallmon is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the Secretary of Lake 16, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

NATHAN KREITER
Commission Expires 03-15-2029
NOTARY PUBLIC
License Number 191187
STATE OF WASHINGTON

Notary Public in and for the State of Washington

Nathan Kreiter
Printed Name

Residing at: King Co., WA

Appointment Expires: 3/15/29

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ASSOCIATION
Cascade Highlands at Lake 16 HOA

Signature 11/14/25 Date

By Lisa Hallmon
Printed Name

Its Director
Title

STATE OF WASHINGTON)
) ss.
COUNTY OF King

On this 14th day of November, 2025, I certify that I know or have satisfactory evidence that Lisa Hallmon is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the Director of Cascade Highlands at Lake 16 HOA to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

NATHAN KREITER
Commission Expires
03-15-2029
NOTARY
PUBLIC
License Number 191187
STATE OF WASHINGTON

Notary Public in and for the State of Washington

Nathan Kreiter
Printed Name

Residing at: King Co., WA

Appointment Expires: 3/15/29

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