



CEDARGROVE MAINTENANCE COMPANY

P.O. Box 721
Concrete, WA 98237-0721

The Board of Cedargrove Maintenance Company welcomes you as a Member and neighbor of the Cedargrove on the Skagit community.

Some Facts About Our Community

- + Cedargrove was established in 1968.
- + There are 221 lots in Cedargrove.
- + We have a community Park located at 46805 Baker Loop Road (at the corner of Cedargrove Avenue) for use by all Members.
- + Our water supply is from a nearby well, owned and operated by Skagit Public Utility District No. 1, located in Mount Vernon.
- + There are approximately 184 owners who own from one lot to as many as six lots..
- + Some properties are rentals.

Some Facts about Cedargrove Maintenance Company

- + We are a private non-profit homeowners' association under the jurisdiction of the Secretary of State and the laws of the State of Washington.
- + We, the Board members, are property owners from the community who are elected to the Board by the Membership at our annual meetings and serve on the board for three-year terms.
- + The responsibility of the Board is to maintain the street lights, the Cedargrove Park, enforce our Conditions, Covenants and Restrictions (CCRs), collect the yearly dues.
- + The Membership consists of all property owners in Cedargrove who are Members in good standing (dues paid).
- + The dues are annual and cover from January 1 through December 31 each year. Dues per lot are \$70.00 per lot per year.

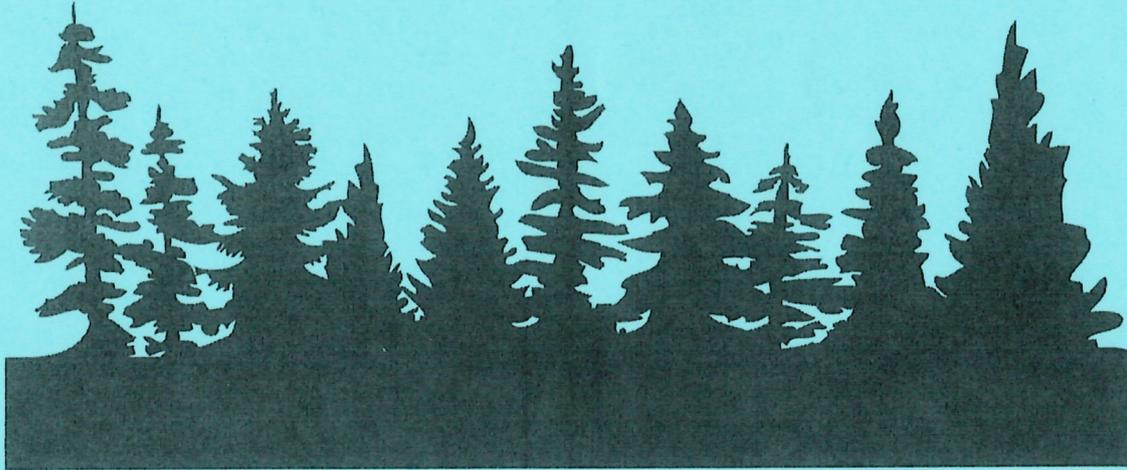
In this book is a copy of the Articles of Incorporation, By-Laws, and CCR's. Also included is a copy of the plat map. If you rent out your property to others, it is your responsibility to see that your renters receive copies of the CCR's and Bylaws and that they comply with them.

Again, the Board welcomes you to our community and we hope to see you at our next Membership Meeting.

Sincerely,

Your Board of Directors
Cedargrove Maintenance Company

CEDARGROVE MAINTENANCE COMPANY



ARTICLES OF INCORPORATION RESTATED

ORIGIN AND PURPOSE

CEDARGROVE MAINTENANCE COMPANY

**ARTICLES OF INCORPORATION RESTATED
ORIGIN AND PURPOSE
CEDARGROVE MAINTENANCE COMPANY**

The undersigned, in order to continue a nonprofit corporation under the provisions of the Washington Nonprofit Corporations Act (Chapter 24.03 of the Revised Code of Washington), as amended, hereby submit the following Amendments to the Articles of Incorporation originally dated April 11, 1968, recording # 741332 and submitted to the State of Washington Secretary of State.

The CEDARGROVE MAINTENANCE COMPANY is a non-profit, non-stock, Washington Corporation consisting of the owners and purchasers of property in Sections 14 and 15, Township 35 North, Range 8 East, W. M. as originally incorporated by the Skagit River Development Company.

All of the following purposes and powers are to be exercised and carried into effect for the purposes of doing, serving and applying the items below described for the benefit of all property, including, but without in any way limiting, any portion or portions of certain real property known as the plats of Cedargrove on the Skagit in Skagit County, Washington, which is, or shall become, subject to the jurisdiction of this corporation.

The officers of the corporation are unsalaried as are the directors; however, reimbursement for reasonable expenses and/or compensation for excess time expended for the conducting of the business of the corporation shall be determined and approved as necessary by the Board of Directors. The decision to form the CEDARGROVE MAINTENANCE COMPANY was made on the basis of experiences of the developers in subdivision requiring a continuing maintenance program.

The assurance of continued maintenance and operation of community facilities, good stewardship of the environment and for the general good health of the public is best provided for by the continuation of this corporation.

As provided in the By-laws of the CEDARGROVE MAINTENANCE COMPANY, the annual assessment for each lot shall be determined by the Board of Directors and, if above the amount of \$60.00 per year, approved by an affirmative vote of the majority of those members attending a regularly called annual or special meeting of the membership, based upon actual and projected costs for such maintenance. The funds collected from members will be deposited in a community fund, at a bank approved by the Board of Directors, receipts and expenditures from which will be supervised by the Board of Directors and will remain the property of the individual members, pro-rata until expended. As CEDARGROVE MAINTENANCE COMPANY expenses are incurred and reviewed by the Board of Directors, funds will be withdrawn from the account as necessary to pay the obligations.

8. To pay taxes and assessments which may be levied by any public authority upon any of the publicly held property or areas used or set apart or maintained for the general benefit and use of the owners of lots within the plats of Cedargrove; and to pay taxes and assessments levied by any public authority upon any property which may be held in trust for this corporation.
9. To exercise such powers of control, interpretation, construction, consent, decision, determination, modification, amendment, cancellation, annulment and/or enforcement of covenants, reservations, restrictions, liens and charges imposed upon any lot within the plats of Cedargrove, and as may be vested in, delegated to, or assigned to this corporation and any duties with respect to any powers as may be assigned to and assumed by this corporation.
10. To approve and/or disapprove, as provided by restrictions, conditions and covenants affecting any lot within the plats of Cedargrove, plans and specifications for and/or location of fences, walls, poles, buildings and/or structures to be erected or maintained upon any community property.
11. To regulate and/or prohibit the erection, posting or displaying upon any of the property billboards, and/or signs of all kinds and character, and to take appropriate action provided by the authority of this corporation as provided in such restrictions, conditions and covenants, as may affect any property, or portion of that property, within the plats of Cedargrove.
12. To fix, establish, levy, and collect annually any charges, fines and/or assessments as may be necessary, in the judgment of the Board of Directors to carry out any or all of the purposes of this corporation.
13. To expend the monies collected by this corporation from assessments and charges and other sums received for the payment and discharge of costs, expenses and obligations incurred by this corporation.
14. Generally, to do any and all lawful things which may be advisable, proper, authorized and/or permitted to be done by this corporation under or by virtue of any restrictions, conditions, and/or covenants or laws affecting any property, or any portion of that property within the plats of Cedargrove ; and to do and perform any and all acts which may be necessary for, or incidental to, the exercise of any of the powers granted by the provisions of Title 24, Revised Code of Washington and other laws of the State of Washington relating to non-profit corporations.
15. To borrow money and mortgage or pledge any of the real or personal property of this corporation as security for money borrowed or debts incurred by the corporation without profit to this corporation.
16. Nothing contained in these Articles of Incorporation shall be construed as authorizing or permitting this corporation or any of its members to own, manage or operate any real or personal property for profit.

We, the undersigned, President and Secretary of the current Board of Directors of this corporation; upon an affirmative two-thirds (2/3) vote of those members present at the annual meeting of the membership, have this 15 day of March 2007, set our hand and the corporate seal.

Jannette Keller
Jannette Keller, President

Kathleen A. Hancock
Kathleen Hancock, Secretary

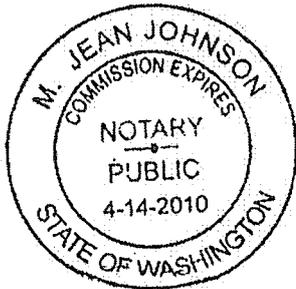


Myra Johnson
Signature

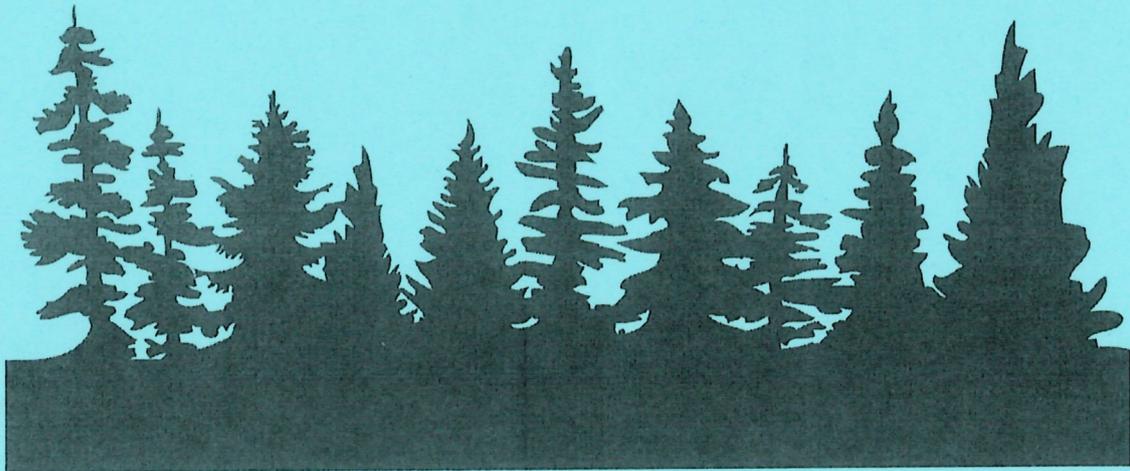
Subscribed and sworn before me on the 15 day of MARCH, 2007.

M. JEAN JOHNSON
Notary Public in and for the State of Washington, residing in Skagit County.

My commission expires: 4-14-2010



CEDARGROVE MAINTENANCE COMPANY



BY-LAWS
FOR THE PLAT OF
CEDARGROVE ON THE SKAGIT

BY-LAWS
CEDARGROVE MAINTENANCE COMPANY
FOR THE PLAT OF CEDARGROVE ON THE SKAGIT
REVISED AUGUST 26, 2006

ANY REFERENCE TO THE ARTICLES OF INCORPORATION OR BY-LAWS SHALL REFER TO THE MOST RECENTLY AMENDED AND APPROVED VERSION OF THAT DOCUMENT.

ARTICLE I
PURPOSES

SECTION 1. This corporation shall be conducted as a non-profit maintenance company for the purposes set forth in the Articles of Incorporation.

SECTION 2. The corporation, by majority vote of the Board of Directors, shall have the power to levy and collect assessments, fines and charges against its members for the purposes as set forth in the Articles of Incorporation and to sell or forfeit their interest in the corporation for default with respect to any lawful provisions of those Articles of Incorporation and these By-laws; and upon forfeiture of that property as by law and as described in the By-laws, may transfer the membership of that defaulting member. A Notice of Claim of Lien shall conform with the requirements of the Skagit County Recorder and the document shall essentially take the form as shown in EXHIBIT A. A Notice of Release of Lien shall conform with the requirements of the Skagit County Recorder and shall essentially take the form shown in EXHIBIT B.

SECTION 3. The purpose for which this corporation was created may be altered, modified, enlarged or diminished by the vote of two-thirds (2/3) of the members present or by their proxy at an annual meeting or at a special meeting duly called for that purpose. Notice of that meeting shall be given in the manner described in the By-laws for giving notice of meetings. A simple majority rules for other decisions voted upon by the membership at any annual or special meeting.



SECTION 5. In the event that any member of this corporation, his family, guest, renter or lessee shall violate the Articles of Incorporation, or the By-laws of this corporation, or the rules and regulations established by the membership, that member may be fined and/or prohibited from using the facilities for such a period as a majority of the Board of Directors of CEDARGROVE MAINTENANCE COMPANY shall direct. It is the duty of the property owners to inform/notify their guests, renters or lessees of the rules and regulations.

ARTICLE III **DISSOLUTION**

SECTION 1. In the event of the dissolution of the corporation, each person who is then a member shall receive his/her pro-rata proportion and assets after all of its debts have been paid.

ARTICLE IV **DIRECTORS**

SECTION 1. Corporate powers of the corporation shall be vested in a Board of Directors. The number of directors who shall manage the affairs of the corporation shall be three. At any meeting or special meeting called for that purpose, the members may increase or decrease the number of directors to any number not more than nine or less than three.

SECTION 2. Directors shall be elected by a majority vote at the Annual Meeting to serve for three years, or until their successors are elected and duly qualified. The Directors shall be elected for their terms beginning in the following rotation:

Position 1, Position 2, and Position 3 in 2007

Position 4, Position 5, and Position 6 in 2008

Position 7, Position 8, and Position 9 in 2009

Directors shall hold their position for the term for which elected and until a successor shall have been elected and qualifies. The number of directors may be changed by amendment to these By-laws. There shall be an election of three (3) positions each year at the annual membership meeting.

ARTICLE V MEETINGS

SECTION 1. Annual meetings of the members of the corporation shall be held at the principal place of business of the corporation or at such other place as the Board of Directors may elect. The annual meetings shall be held in the month of September or at such time as the Board of Directors may elect. Notice of the time and place of the meeting shall be given by the secretary by mailing a notice to each member not less than ten calendar days prior to the date of the meeting.

SECTION 2. Special meetings of the members may be called at any time by the President or a majority of the Board of Directors or by members representing twenty percent (20%) of the tracts within the jurisdiction of the corporation. Notice of a special meeting stating the purpose of the meeting, shall be given by the secretary by mailing a notice to each member not less than ten calendar days prior to the date the special meeting is to be held. No business other than the business stated in the notice may be conducted at a special meeting.

SECTION 3. At all annual and special meetings of the members twenty percent (20%) of all members of the corporation shall constitute a quorum for the transaction of business. Each owner shall be entitled to one vote per lot owned. In the event that a quorum is not reached at any annual or special meeting, the Board of Directors will conduct an informational meeting with those members present, even though no votes or actions may be taken.

SECTION 4. Special meetings of the Board of Directors shall be called at any time by the secretary on order of the president or by a majority of the Board of Directors. The secretary shall give each director notice, in person verbally, by mail or by telephone of all regular and special meetings at least one day before the meeting.

SECTION 5. A member may exercise his/her right to vote by proxy. The proxy form shall be mailed to each member with the notice of meeting for any annual or special meeting called. All proxies must be given to the secretary and/or executive and/or assistant secretary for the purpose of assessing the number of legal votes allowed the proxy holder at the current meeting and for filing with the official



3. Submit satisfactory proof of any proxies in his/her possession from other members of good standing
4. Receive a voting card with the number of votes allowed for him/her (one vote per lot owned by him/her and one vote per lot of any legal proxy presented by him/her)

SECTION 10. The requirements for voting at any meeting shall be:

1. The member requesting voting privileges is in good standing.
2. A quorum has been met.
3. All quorum members with their proxies, if any, are still present at the time of the vote.
4. Each member uses the voting card by holding it up when asked by the President, to enable the Board of Directors to see the number of legal votes to be counted.

ARTICLE VI

POWERS AND DUTIES OF DIRECTORS

SECTION 1. Subject to limitations in the Articles of Incorporation and these By-laws and the laws of the State of Washington, all powers of the corporation shall be exercised by or under the authority of the Board of Directors. It is hereby expressly declared that the Board of Directors shall have the powers listed in the remaining sections of this ARTICLE.

SECTION 2. To select and remove all the other officers, agents, directors and employees of the corporation, prescribe such powers and duties for them that are consistent with law, with the Articles of Incorporation or the By-laws, fix their compensation and require from them security for faithful service.

SECTION 3. To conduct, manage and control the affairs and business of the corporation and to propose to the membership any changes of rules and that are consistent with State law, the Articles of Incorporation or the By-laws, as they deem best.

SECTION 4. To charge, set fines and/or assess as described in the Articles of Incorporation the several parcels of land and /or the owners of the land.



president shall perform all other duties of the president which are incidental to his/her office.

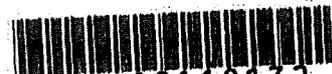
SECTION 3. Secretary: The secretary shall issue all notices and shall attend and keep the minutes of all meetings; he/she shall have charge of all corporate books, records and papers; he/she shall be custodian of the corporate seal; shall attest his/her signature and impress with the corporate seal all written contracts of the corporation; and shall perform all other duties as are incidental to his/her office. After the annual meeting/special meeting he/she shall mail to each member a copy of the minutes, the treasury report, and announce that any governing documents that were amended and approved at that regular/special meeting are available upon request.

SECTION 4. Treasurer: The treasurer shall keep safely all monies and securities of the corporation and disburse the same under the direction of the Board of Directors. He/she shall cause to be deposited all funds of the corporation in a bank selected by the Board of Directors. At each annual meeting of the members, and at any time directed by the Board of Directors, he/she shall issue and present a full statement showing in detail the condition of affairs of the corporation. The treasurer shall have all the financial records examined annually by an accountant or CPA who is licensed with the State of Washington and approved by all the officers of the Board. This person or persons must not be a member or relative of a member of CEDARGROVE MAINTENANCE COMPANY.

SECTION 5. The executive secretary and/or assistant secretary and/or assistant treasurer, if appointed by the Board of Directors, shall perform such duties as may be designated to them.

SECTION 6. Any officer, other than the president, may occupy two offices concurrently, if the Board of Directors so directs.

SECTION 7. Park Manager: The park manager shall maintain the park in a condition that promotes the safe use of its facilities by the Membership and their guests. The manager will get his/her instructions first from the By-laws of CEDARGROVE MAINTENANCE COMPANY, then from the membership through motions made and favorably voted for at the Annual or Special Meetings of the Membership and last from the majority of the Board members. These instructions



be enforceable by foreclosure proceedings in the manner described by Washington State Laws for foreclosure of mortgages upon land, providing that the filing of that lien is dated at least four (4) months {one hundred-twenty (120) days} after the date of mailing of the notice for that assessment, fine or charge.

SECTION 3. A first mortgage lien placed upon any or those tracts which are recorded according to the laws of the State of Washington, shall be, from the date of recording of that first mortgage lien, superior to those assessments, fines or charges and the liens resulting from those assessments, fines or charges are levied by the corporation after the date of recording of the first mortgage; provided however, that the corporation is notified in writing of that first mortgage within thirty days after recording.

ARTICLE IX **AMENDMENTS**

These By-laws may be amended at any time by a majority vote of those members present or by their proxy at any regular or special meeting of the corporation. The By-laws were originally adopted May 1, 1968 and amended August 1978, December 1992, March 1993, August 1995 and September 1996 and reprinted in June 1999 to comply with instruction of the members. Amended again in Aug 2001, 2002, and 2003. These By-laws, printed in September 2004, with all of the amendment changes, supersede all previous By-laws. These By-laws were amended August 26, 2006. Each amended and approved version of these By-laws shall be printed with the amendment changes; promptly recorded with the Auditor of Skagit County; and shall supersede any previous By-laws.

ARTICLE X **CORPORATE SEAL**

The seal of the corporation shall be in a circular form and shall contain the words "CEDARGROVE MAINTENANCE COMPANY" and the words "Corporate Seal of Washington 1968" in the form and style as affixed in these By-laws by the impression of the corporate seal.



EXHIBIT A

RECORDED AT THE REQUEST OF:
CEDARGROVE MAINTENANCE COMPANY
PO BOX 721
CONCRETE, WA 98237

Document Title: **NOTICE OF CLAIM OF LIEN**

Grantee: CEDARGROVE MAINTENANCE COMPANY

Grantor: (MEMBER'S NAME)
(LAST KNOWN ADDRESS)

NOTICE IS HEREBY GIVEN THAT ON THE _____ day of _____, 2_____
the above named claimant at the request of the Corporate President is filing this
lien upon the following described property in Skagit County, State of Washington,
of which the property owner or reputed owner is: NAME OF OWNER
Parcel Number _____ Lot Number _____ CEDARGROVE ON THE
SKAGIT, Skagit County, Washington, Sections 14 & 15, Township 35 North, Range
8 East, W. M. for non-payment of assessments or other charges owed to
Cedargrove Maintenance Company for the year _____. The total amount of
assessments and charges past due at this date \$ _____. The lien amount
claimed is \$ _____ costs included. Total owed \$ _____ plus any additional
costs at twelve percent (12%) interest annually on the unpaid balance.

STATE OF WASHINGTON) ss
County of Skagit)

I, the (Officer's Name) being sworn, say I am the (Name of Office) of
CEDARGROVE MAINTENANCE COMPANY, claimant above named. I have read
the foregoing claim, know the contents thereof and believe the same to be just.

Signature

Subscribed and sworn before me on the _____ day of _____, 2_____.

Notary Public in and for the State of Washington, residing in Skagit County. My
commission expires: _____

EXHIBIT C

CEDARGROVE MAINTENANCE COMPANY PROXY/ BALLOT

If you are unable to attend our Annual or Special Membership meeting, please complete, sign & mail this Proxy/Ballot to arrive before the date and time of the scheduled meeting.

If your vote arrives after the meeting, it cannot be counted.

I, _____ owner of LOT (s) # _____ (or
Address) _____

in Cedargrove on the Skagit, and a member in good standing, do hereby authorize

_____ to act as my proxy in all

business at the CEDARGROVE MAINTENANCE COMPANY Annual General or
Special Meeting

being held on _____.

Signed: _____

Date: _____

When your Proxy/Ballot is completed and signed,
please give it to the person you designate OR
mail it to:

Cedargrove Maintenance Company, P.O. Box 721, Concrete, WA 98237



201110070051
Skagit County Auditor

10/7/2011 Page 1 of 2 11:28AM

**AMENDMENT TO THE BYLAWS
CEDARGROVE MAINTENANCE COMPANY**

On Saturday, September 17, 2011 the membership in attendance at the Annual Membership meeting of Cedargrove Maintenance Company approved, by majority vote, the following addition to the Bylaws.

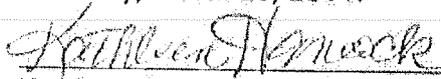
This section is in addition to the originally recorded version of the Bylaws and amendments of Cedargrove Maintenance Company, Skagit County Auditor Numbers 200609110132 and 201104040113, respectively.

Article VIII, Section 4:

The Membership of Cedargrove on the Skagit instructs the Board to implement the following: All rental properties (defined as a property that is rented to a non-property owner or the Member is living outside of the community) that do not adhere to the Articles of Incorporation, Bylaws or CCR's and are fined for violations or non-payment of dues and fail to pay these monies within thirty days of notification by mail will be fined an additional \$500.00 for each infraction.

We, the undersigned PRESIDENT and SECRETARY of the Board of Directors of

CEDARGROVE MAINTENANCE COMPANY at the time of the meeting, have this 6 day of October, 2011, set our hand and the corporate seal, and attest that this Amendment to the By-laws was approved by an affirmative majority vote of those members attending the regularly scheduled Spring Membership Meeting of CEDARGROVE MAINTENANCE COMPANY on Saturday, March 26, 2011.


Kathleen Hancock, President


Sandra Klier, Secretary





201310030026

Skagit County Auditor

\$73.00

10/3/2013 Page

1 of

2 10:40AM

**AMENDMENT TO THE BYLAWS
CEDARGROVE MAINTENANCE COMPANY**

On Saturday, September 21, 2013 the membership in attendance at the Annual Membership meeting of Cedargrove Maintenance Company approved, by majority vote, the following addition to the Bylaws.

This section is in addition to the originally recorded version of the Bylaws and amendments of Cedargrove Maintenance Company, Skagit County Auditor Numbers 200609110132 and 201104040113, respectively.

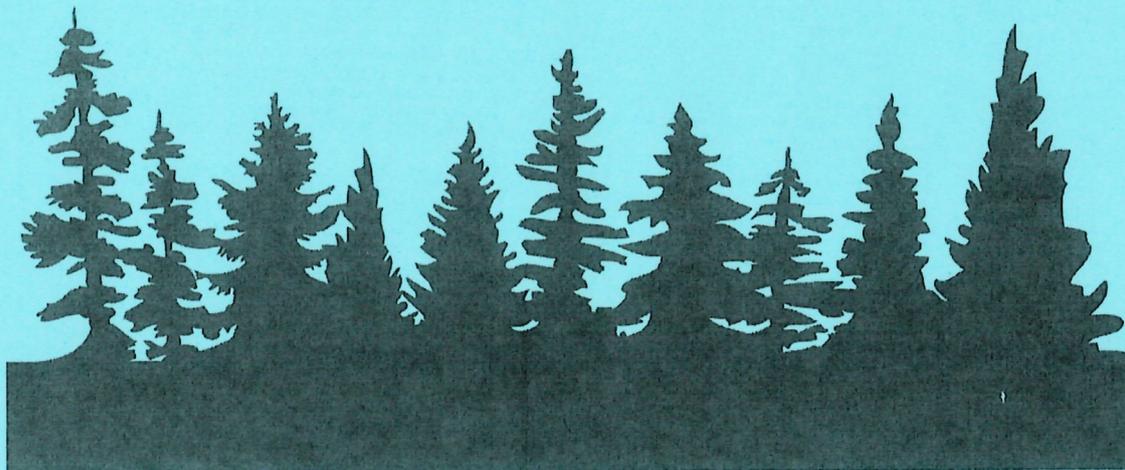
ARTICLE V

SECTION 3. At all annual and special meetings of the members twenty percent (20 %) of all members in good standing of the corporation shall constitute a quorum for the transaction of business. Each owner shall be entitled to one vote per lot owned. In the event that a quorum is not reached at any annual or special meeting, the Board of Directors will conduct an informational meeting with those members present, even though no votes or actions may be taken.

We, the undersigned PRESIDENT and SECRETARY/TREASURER of the Board of Directors of

CEDARGROVE MAINTENANCE COMPANY at the time of the meeting, have this ____ day of October, 2013, set our hand and the corporate seal, and attest that this Amendment to the By-laws was approved by an affirmative majority vote of

CEDARGROVE MAINTENANCE COMPANY



**DECLARATION OF CONDITIONS, COVENANTS
AND RESTRICTIONS**


200712110047
Skagit County Auditor
12/11/2007 Page 1 of 5 3:08PM

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS CEDARGROVE MAINTENANCE COMPANY

On August 17, 2002, the membership directed the Board to "create covenants and land use restrictions beginning with a restriction of 2 or more inoperable, improperly licensed vehicles, boats, recreational vehicles or trailers through fines, liens or forcible removal". The Conditions, Covenants and Restrictions were never formalized as a separate document, but as an amendment to the By-laws. The following document, with additions voted on September 15, 2007, is a formalization of the wishes of the membership in 2002 and in 2007.

ARTICLE II
COVENANTS AND RESTRICTIONS

SECTION 1. Nuisances. No person owning any property in Cedargrove, including vacant lots, shall maintain or allow to be maintained on that property, any of the following conditions:

- a. Inoperable Cars (adopted August 17, 2002): More than one inoperable, improperly licensed vehicle, boat, recreational vehicle or trailer shall be restricted through fines, liens or forcible removal.
- b. Dogs (adopted September 15, 2007): It shall be the duty of any person, either member or guest, owning or keeping any dog or dogs to keep such dogs confined within the boundaries of his/her own private property. When any dogs are not within their respective property lines, they must be under the control of an adult or person large enough to completely control the behavior of the dogs. No dogs shall be allowed to run loose or at large.
- c. Off-Road Vehicles (adopted September 15, 2007): No unlicensed or non-street legal vehicle such as dirt bikes, quads, or other off road vehicles may be ridden within the boundaries of Cedargrove on the Skagit.
- d. Noise (adopted September 15, 2007): No loud or obnoxious activities including but not limited to, running of equipment, such as chain saws, lawn mowers, edgers, power drills, sanders or other motor driven, electric or battery operated equipment will be allowed between the hours of 9:00 p.m. and 8:00 a.m. Sunday through Thursday or between the hours of 10:00 p.m. and 8:00 a.m. on Friday and Saturday. Loud noise from a radio, television or any other electronic method of transmission/generation, including from vehicles on public streets, roadways or private property will not be allowed at any time.

SECTION 2. Park Rules (established December 1992): All persons, property owners and guests, shall abide by the following rules established for behavior while using the community park:

- a. Park hours are from dawn to dusk
- b. Guests must be accompanied by a CEDARGROVE MAINTENANCE COMPANY member
- c. No alcohol or drugs
- d. No motor vehicles are allowed
- e. No fire(s) or fireworks
- f. No overnight camping or parking
- g. Members and guests are responsible for clean-up of litter/trash

Violators will be banned from the park and fined according to the currently scheduled fines.

Recorded Draft



200712110047
Skagit County Auditor

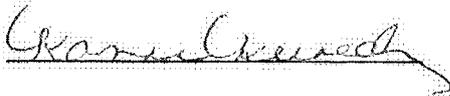
STATE OF WASHINGTON)

) SS

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Jannette Keller and Kathleen Hancock are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as President and Secretary of Cedargrove Maintenance Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 11-21-2008

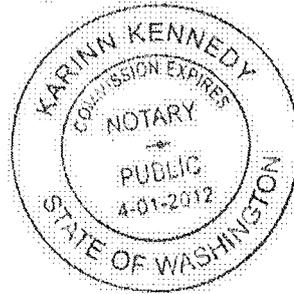


Notary Public in and for the State of Washington, residing in Skagit County.

KARINN KENNEDY

Name Printed

My commission expires: 4-01-2012



Amended September 13, 2008.



200811210102
Skagit County Auditor

CEDARGROVE MAINTENANCE COMPANY at the time of the meeting, have this 5th day of October, 2009, set our hand and the corporate seal, and attest that this Declaration of Conditions, Covenants and Restrictions was approved by an affirmative two-thirds (2/3) vote of those members attending the regularly scheduled General Membership Meeting of CEDARGROVE MAINTENANCE COMPANY on Saturday, September 12, 2009

Kathleen Hancock
Kathleen Hancock, President

Sue Behey
Sue Behey, Secretary



STATE OF WASHINGTON)

) SS

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Kathleen Hancock and Sue Behey are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as President and Secretary of Cedargrove Maintenance Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 5, 2009

Darcie Lloyd

Notary Public in and for the State of Washington, residing in Skagit County.

Darcie Lloyd
Name Printed

My commission expires: 12/31/2011



200910080108
Skagit County Auditor



201110070050

Skagit County Auditor

10/7/2011 Page 1 of 2 11:27AM

**AMENDMENT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS
CEDARGROVE MAINTENANCE COMPANY**

On Saturday, September 17, 2011 the membership in attendance at the Annual Membership meeting of Cedargrove Maintenance Company approved, by 2/3 majority vote, the following addition to the Conditions, Covenants and Restrictions.

These sections are in addition to the originally recorded version and amendment, Skagit County Auditor Numbers 200712110047 and 200811210102 respectively, and
200910030108

Article I, Section 1:

In keeping with the high standards as set forth in Article I, General Purpose of Conditions, effective September 17, 2011, the Membership of Cedargrove on the Skagit demands all property owners shall be required to store any and all accumulated household garbage and/or aluminum cans or plastic bottles in water tight rodent resistant containers with close fitting lids. Property owners who use their property as rental properties must supply their tenants with minimum weekly garbage service through a utility service company (i.e. Waste Management) or other removal service. The Membership further instructs the Board to ensure that Cedargrove on the Skagit is maintained in a pleasing and attractive appearance throughout. Members who do not follow these rules are subject to a minimum fine of \$100.00 per day until the situation is cleared to the satisfaction of the Membership. Members who do not supply weekly garbage service to their tenants and have a complaint lodged against them regarding improperly stored household garbage are subject to an immediate fine of \$250.00 and a continuous fine of \$100.00 a day until the situation is cleared to the satisfaction of the Membership.

Article I, Section 2:

Unightly Objects: Any property that stores, in an area open to the public or neighbors, garbage, metal, junk vehicles (Junk Vehicles: auto, boat, motor home or camper) furniture or any other objects that the Membership deems as unsightly will be subject to the complaint process and associated fines as set forth in these Conditions, Covenants and Restrictions.



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Skagit County Auditor \$74.00
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**AMENDMENT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS
CEDARGROVE MAINTENANCE COMPANY**

On Saturday, April 30, 2016, the membership in attendance at the General Membership meeting of Cedargrove Maintenance Company approved the following amended language for Conditions, Covenants and Restrictions (CCRs) Article II, Section 1, sub-section f and added new sub-section g.

These subsections are in addition to the originally recorded version and amendment, Skagit County Auditor Numbers 200712110047, ~~20081121010~~, and 200910080108 respectively.

200811210102

Article II, Section 1:

f. **Livestock:** As of October 1, 2009 no livestock or fowl shall be raised, bred, or kept on any property in Cedargrove on the Skagit. This includes, but is not limited to, any livestock or fowl, other than chickens, used or raised for consumption, or to the following:

Goats, Sheep, Llamas, Pigs (including Pot Bellied Pigs), Rabbits, Pheasants, Horses, Cows / Beef Cattle or Buffalo.

Livestock existing within Cedargrove at the time of adoption of this covenant shall be exempt, but may not be replaced. The fine for violation of this covenant shall be the same as the current fine for any covenant at the time of violation."

g. **Chickens** - Up to five (5) CHICKENS (NO ROOSTERS), may be kept, as long as they are kept for supplying eggs or meat for consumption by the persons who live in Cedargrove, and are not raised for sale or profit. These chickens must be kept and cared for according to current Regulations and Guidelines as posted on the Cedargrove Website - www.cedargrove-concrete.org. Further, they must be:

1. Housed in a humane and healthful atmosphere
2. Secured within your lot boundaries and
3. Kept from running or flying loose around the neighborhood
4. Property Owners are subject to fines and loss of the chickens if they violate these restrictions]

We, the undersigned PRESIDENT and SECRETARY of the Board of Directors of

CEDARGROVE MAINTENANCE COMPANY at the time of the meeting, have this 24th day of