



Request of: hugh lewis

AFTER RECORDING RETURN TO
HUGH LEWIS, ATTORNEY AT LAW, P.C.
2200 RIMLAND DRIVE, SUITE 220
BELLINGHAM, WA 98226-6643

TITLE OF DOCUMENT:

FIRST AMENDMENT TO DECLARATION
FOR GLENEAGLE VILLAS III, A
CONDOMINIUM

AF# OF AFFECTED DOCUMENT:

2061000345

GRANTOR:

GLENEAGLE PARTNERS LLC

GRANTEE:

THE GENERAL PUBLIC

**FIRST AMENDMENT TO DECLARATION
FOR GLENEAGLE VILLAS III, A CONDOMINIUM**

PURPOSE: TO EXERCISE DEVELOPMENT RIGHTS TO CONVERT UNITS
FROM DEVELOPMENT UNITS TO RESIDENTIAL UNITS, TO
SUBDIVIDE DEVELOPMENT UNITS TO CREATE 8 RESIDENTIAL UNITS

THIS AMENDMENT is made this 16th day of November, 2007, by GLENEAGLE
PARTNERS LLC, ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant executed certain Condominium Instruments establishing GLENEAGLE
VILLAS III, A CONDOMINIUM, in Blaine, Washington and caused the Declaration to be recorded in the
land records of Whatcom County, Washington, at Auditor's File No. 2061000345, along with a Survey Map
and Plans, which were contemporaneously recorded at Auditor's File No. 2061000344.

WHEREAS, pursuant to RCW 64.34.236 and Sections 3.3.2 and 17.6 of the Declaration, the
Declarant may unilaterally amend the Condominium Instruments from time to time to exercise Development
Rights; and

WHEREAS, in Section 3.3.1 of the Declaration, the Declarant reserved Development Rights to
convert Development Units into Residential Units in the Condominium; and

WHEREAS, the Declarant now wishes to exercise Development Rights and has converted four (4)
Development Units into Residential Units, using the process described in Section 3.3.2 of the Declaration;
and

WHEREAS, Declarant owns Development Units Dev-2, Dev-3, Dev-4 and Dev-5 in the Condominium and desires to subdivide each said Development Unit into two (2) new Residential Units, each with associated Limited Common Elements;

NOW, THEREFORE, pursuant to and in compliance with Sections 3.3.2 and 4.1.2 of the Declaration and RCW 64.34.236 and 64.34.248, the following Sections of the Declaration are amended as follows:

1.2.1 Reference to First Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Whatcom County, Washington a First Amendment to the Survey Map and Condominium plans, showing the location and dimensions of the new Units and other improvements constructed or contemplated to be constructed for Phase 2 of this Condominium, together with other information required by the Condominium Act; this First Amendment to the Survey Map and Plans is recorded at Auditor's File No. 2071101981 among the land records of Whatcom County, Washington.

3.1 Land and Street Address.

The land on which the buildings and improvements of this Condominium are located is situated at 8998 - 9023 Gleneagle Drive, Blaine, Whatcom County, Washington, and is more particularly described in Exhibit "A" to the Declaration.

3.2 Buildings.

The Condominium presently contains eight (8) buildings depicted on the Survey Map and Plans and amendments thereto.

4.1.1 Number of Units Following Amendment.

The Condominium contains sixteen (16) Residential Units and one (1) Development Unit which are depicted on the Survey Map and Plans. The location of existing Units within the buildings and the dimensions of those Units are shown on the Survey Map and Plans. Exhibit B hereto contains a list of all Units, their identifying numbers, size, the Allocated Interests appurtenant to each Unit, and other information required by the Condominium Act.

6.1 Limited Common Elements.
(No Change.)

____ Exhibits.

Attached hereto are the First Amendments to Exhibit A and Exhibit B to the Declaration.

EXCEPT as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first written above.

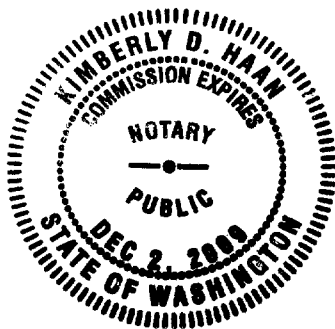
DECLARANT:
GLENEAGLE PARTNERS, LLC

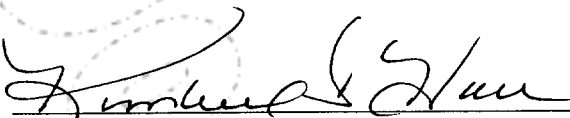
BY: 
FRED BOVENKAMP, Its AUTHORIZED
MEMBER

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I hereby certify that I know or have satisfactory evidence that FRED BOVENKAMP is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the AUTHORIZED MEMBER of the Declarant, GLENEAGLE PARTNERS LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: November 16, 2007.




NOTARY PUBLIC in and for the State of
Washington. My commission expires: 12/2/2009

FIRST AMENDMENT TO EXHIBIT "A"
TO DECLARATION FOR
GLENEAGLE VILLAS III, A CONDOMINIUM

No change.

LEGAL DESCRIPTION OF LAND SUBJECT TO
DEVELOPMENT RIGHTS

The legal description of the land which is subject to Development Rights described in Section 3.3 of the Declaration, is as follows:

DEVELOPMENT UNIT DEV-1.

Subject to covenants, conditions, restrictions, reservations, agreements, encumbrances and other matters of record.

FIRST AMENDMENT TO EXHIBIT "B"
TO DECLARATION FOR GLENEAGLE VILLAS III, A CONDOMINIUM

Unit No.	Address	Square Footage †	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Type of Heat	Limited Common Elements**	Allocated Interests Comm. El. *	Allocated Interests Voting & Assessments *
3	9020	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
4	9018	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
5	9014	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
6	9012	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
7	9008	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
8	9006	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
9	9002	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%

Unit No.	Address	Square Footage †	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Type of Heat	Limited Common Elements**	Allocated Interests Comm. El. *	Allocated Interests Voting & Assessments *
10	8998	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
11	8994	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
12	8992	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
13	9009	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
14	9011	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
15	9015	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
16	9017	1,750	2+Den	2	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
17	9021	2,460	3+Den	2.5	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%

Unit No.	Address	Square Footage †	Number of Bedrooms	Number of Bathrooms	Number of Fireplaces	Type of Heat	Limited Common Elements**	Allocated Interests Comm. El. *	Allocated Interests Voting & Assessments *
18	9023	2,460	3+Den	2.5	1	Gas F.A.	Entry Way & Patio, Attached 2-Car Garage, Shared Driveway	5.5555%	6.25%
Dev 1		3,500						11.1111%	
Totals								100.0000%	100.00%

* Allocated interests are the percentages of undivided interests in the Common Elements, fractional liability for the Common Expenses of the Association, and portions of the votes in the Association, allocated to each Unit under Sections 5.3, 7.4.2, and 10.6 of the Declaration, pursuant to RCW 64.34.224(1). See Sections 4.1.2, 7.4.2 and 10.4.2 of the Declaration for descriptions of how Development Units [identified above by numbers "Dev-1", etc.] are treated. In general, such Units will have no current Common Expense Assessment liability or vote in the Association until they are converted into Residential Units by the Declarant under Development Rights reserved in Section 3.3.1 of the Declaration.

** Items listed are Limited Common Elements permanently assigned to their respective Units as identified above, pursuant to Section 6.1 of the Declaration.

† Square footages are calculated from architects' drawings of Apartment Units, and cover "heated space" within the building within the Unit. Such measurements are believed but not warranted to be accurate and will differ from calculations derived from Section 4.2 of the Declaration, which include small portions of land. Square footage for Development Unit 1 is an estimated of the size of building which may be constructed within such Development Unit upon an exercise of Development Rights.