



NAME & RETURN ADDRESS

Ludlow Point Village, Division 3  
PO Box 65269  
Port Ludlow, WA 98365

Please print neatly or type information

DOCUMENT TITLE

Amendment NO 1

REFERENCE NUMBERS (S) OF RELATED DOCUMENTS

Doc # 351259

Additional Reference #'s on page on page 1

GRANTOR (S) (Last, First and Middle Initial)

Tony Simpson, President

Dianne Ridgley Vice President

Randy Triplett Secretary/Treasurer

Additional grantor on page 3

GRANTEE (S) (Last, First and Middle Initial)

Ludlow Point Village Division 3 Homeowners

Additional grantee on page 3

LEGAL DESCRIPTION (Abbreviated i.e. lot, block, plat or section, township, range, quarter/quarter)

NA

Additional legal on page \_\_\_\_\_

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

NA

Additional parcel #'s on page \_\_\_\_\_

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

AFTER RECORDING MAIL TO  
Ludlow Point Village, Division 3  
PO Box 65269  
Port Ludlow, WA 98365

AMENDMENT NO 1  
TO

Supplemental Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for the Plat of Ludlow Point Village, Division 3 amending Jefferson County Recorder's **Document 351259** recorded **July 2, 1992** in **Volume 379, Pages 157-199** of the Official Records of the Auditor of Jefferson County, Washington by deleting selected language as follows:

From Table of Contents delete "and Monument Signs" from 10.1

From Article 5.2 delete "and participation in the maintenance and repair of the monument signs"

From Article 5.2.1 delete "and any other properties controlled by the Ludlow Point Village Association:"

From 5.2.2 By deleting in its entirety

From 5.2.4 delete "signs, monuments," ---- "and/or easements granted to the Ludlow Point Village association, if any:"

From Article 9.1 delete "and the two monument signs"

From Article 10.1 delete "and Monument Signs" ---- "the two monument signs located at the intersection of Paradise Bay Road and South Bay Lane" ---- " but not limited to"

Article 10.1.C By deleting in its entirety

**After deletions, Table of Contents and Articles 5, 9 and 10 will read as follows:**

Table of Contents

Article 10 Maintenance

Section 10.1 Ludlow Point Village Association Land, Limited Common Areas

Article 5

ORGANIZATION OF THE LUDLOW POINT VILLAGE DIVISION 3 ASSOCIATION

Section 5.2. Board of Directors and Officers. The affairs of the Ludlow Point Village Division 3 Association, shall be conducted by the Board and such Officers as the Board may elect or appoint in accordance with the Ludlow Point Village Division 3 Association's Articles of Incorporation and Bylaws as the same may be amended from time to time. The Board shall be composed of at least three (3) and no more than nine (9) members. The initial Board shall be composed of four (4) members. The Ludlow Point Village Division 3 Association, through the Board, unless specifically provided otherwise, shall have the right and duty to enforce this Supplemental Declaration, and shall have the right and be responsible for the proper and efficient management, maintenance and operation of the Ludlow Point Village Association Land, Limited Common Areas as provided herein, including:

5.2.1 Maintaining and landscaping, if applicable, the Ludlow Point Village Association Land and Limited Common Areas.

5.2.2 (This section is entirely deleted.)

5.2.4 operating, maintaining (including insuring, at the discretion of the Board) and rebuilding, if necessary, walls, fences, and other improvements originally constructed by Declarant or the Ludlow Point Village Division 3 Association on Ludlow Point Village Association Land and/or Limited Common Areas.

ARTICLE 9

USE OF FUNDS; BORROWING POWER

Section 9.1. Purposes for Which Ludlow Point Village Division 3 Association's Funds May be Used. The Ludlow Point Village Division 3 Association shall apply all funds collected and received by it for the common good and benefit of the Members by devoting said funds, among other things, to the maintenance, provision and operation of Ludlow Point Village Association Land and Limited Common Areas, which may be necessary, desirable or beneficial. The following are some, but not all, of the areas in which the Ludlow Point Village Division 3 Association may seek to provide for such common benefit: Social interaction among Members, maintenance, operation, repair and improvement of Ludlow Point village Association Land, Limited Common Areas as provided herein, liability insurance, communications, transportation, health, utilities (including street lights), public services, safety and security.

ARTICLE 10 MAINTENANCE

Section 10.1. Ludlow Point Village Association Land, Limited Common Areas. The Ludlow Point Village Division 3 Association shall maintain or provide for the maintenance of the Ludlow Point village Association Land and Limited Common Areas, and shall participate in maintenance of including the following:

Section 10.1.C (This section is entirely deleted.)

CERTIFICATION

This Amendment NO 1 to the Supplemental Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for the Plat of Ludlow Point Village, Division 3, recorded on July 2, 1992, is certified to be true and correct as voted on and approved by 94 % of the Ludlow Point Village Division 3 homeowners Association at a Special Meeting on July 14, 2015.

Grantors:

Tony Simpson, President [Signature]

Dianne Ridgley, Vice President [Signature]

Randy Triplett, Secretary/Treasurer [Signature]

Grantees: Ludlow Point Village Division 3, Home Owners

Dated July 14th, 2015

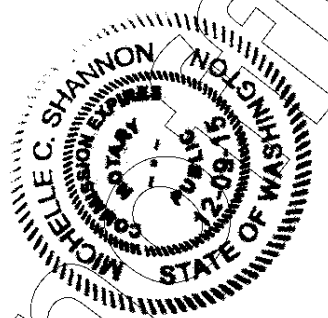
State of Washington

County of: Jefferson ) SS:

I certify that I know or have satisfactory evidence that

Tony Simpson, Dianne Ridgley, Randy Triplett  
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposed mentioned in this instrument.

Dated: 7/14/15



[Signature]  
Notary Public in and for the State of Washington  
Residing at: Kitsap Bank Port Ludlow  
My appointment Expires: 12-09-2015