

When Recorded, Return to

HILLIS CLARK MARTIN & PETERSON, P.S
Attention: Steven R Rovig
500 Galland Building
1221 Second Avenue
Seattle, WA 98101-2925



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CHICAGO TITLE DECL 26 00
PAGE 001 OF 008
12/19/2002 15:03
KING COUNTY, WA

**TENTH AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR
SNOQUALMIE RIDGE RESIDENTIAL PROPERTY**

2002 121 9002580

Grantor:	THE QUADRANT CORPORATION
Grantee:	PLAT OF SNOQUALMIE RIDGE
Legal Description (abbreviated):	Sections 23, 25, 26, and 35, Township 24 North, Range 7 East, W M, in King County, Washington
<input checked="" type="checkbox"/> Additional on	Exhibit A
Assessor's Tax Parcel ID #:	785200-0010 through 0620, 785201-0010 through 1080, 785198-0010 through 0370, 785199-0010 through 0480, 785207-0010 through 0290, 785202-0010 through 0880, 785203-0010 through 1110, 785204-0010 through 0240, 785209-0010 through 1020, 785205-0010 through 0280, 785206-0010 through 0550, 785208-0010 through 0110, 785211-0010 through 0830, 785210-0010 through 0490, 262407-9052, 262407-9045, 262407-9077, 785320-0010, 262407-9039, 262407-9059, 262407-9068, 262407-9069, 252407-9028, 252407-9029-04, 252407-9030, 252407-9037, 252407-9038, 252407-9039, 252407-9040, 262407-9071
Reference Nos of Documents Released or Assigned:	9704250998

CHICAGO TITLE INS. CO
REF# W0201235-10

THIS TENTH AMENDMENT ("Tenth Amendment") is dated for reference purposes December 17, 2002 by THE QUADRANT CORPORATION, a Washington corporation ("Declarant"), as successor in interest to Weyerhaeuser Real Estate Company under an Assignment of Declarant Rights, dated January 7, 2002 and recorded on January 8, 2002 under King County Recording No 20020108002826, to that certain

Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property, recorded under King County Recording No. 9704250998, as amended by those certain amendments recorded respectively under King County Recording Nos 19990713002070, 19991027000922, 19991115001487, 20000314001537, 20000314001538, 20000907001328, 20010130000828, 200107250011425, 20010725001426, and 20020425000649 ("Declaration")

1. **Amendment of Property Subject to Declaration.** For the purpose of subjecting additional property to the Declaration, EXHIBIT A of the Declaration is hereby amended in its entirety and replaced by SUBSTITUTE EXHIBIT A, attached hereto and incorporated herein by this reference

2. **Authority to Amend.** This Tenth Amendment is made pursuant to Section 9.1 of the Declaration providing for such portions of the property described in Exhibit B of the Declaration to be made subject to the provisions of the Declaration upon Declarant's sole signature, except for the consent of Persons owning any such property other than Declarant

3. **Effective Date.** This Tenth Amendment shall take effect upon recording


4. **Other Provisions.** Except as specifically modified herein, all other provisions of the Declaration remain in full force and effect

EXECUTED the day and year first above written

DECLARANT:

THE QUADRANT CORPORATION,
a Washington corporation

By

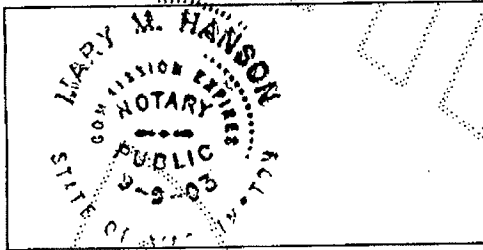

Edwin G. Vetter
Assistant Vice President

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STATE OF WASHINGTON }
COUNTY OF KING } SS

On this day personally appeared before me EDWIN G. VETTER, to me known to be the Assistant Vice President of **THE QUADRANT CORPORATION**, the Washington corporation that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such corporation, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17th day of December, 2002



Mary M. Hanson
Printed Name MARY M. HANSON
NOTARY PUBLIC in and for the State of Washington,
residing at Snoqualmie WA
My Commission Expires 9/9/03

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SUBSTITUTE EXHIBIT A

Snoqualmie Ridge Plat 1, Division I/J, according to the plat thereof, recorded in volume 183 of plats, pages 32 through 36, in King County, Washington.

Snoqualmie Ridge Plat 1, Division G, according to the plat thereof, recorded in volume 183 of plats, pages 37 through 41, in King County, Washington.

Snoqualmie Ridge Plat 1, Division F, Phase I (South), according to the plat thereof recorded in Volume 186 of Plats, Pages 59 through 63, in King County, Washington.

Snoqualmie Ridge Plat 1, Division F, Phase II, according to the plat thereof, recorded in volume 183 of plats, pages 52 through 55, in King County, Washington.

Snoqualmie Ridge Plat 1, Division F, Phase III (North) according to the plat thereof recorded in Volume 191 of Plats, Pages 46 through 49, in King County, Washington.

Snoqualmie Ridge Plat II, Division H, according to the plat thereof, recorded in volume 187 of plats, pages 80 through 83, in King County, Washington.

Snoqualmie Ridge Plat 3, Divisions P and Q, according to the plat thereof, recorded in volume 189 of plats, pages 3 through 8, in King County, Washington.

Snoqualmie Ridge Plat III, Parcel O – Division 1, according to the plat thereof, recorded in volume 189 of plats, pages 40 through 43, in King County, Washington.

Snoqualmie Ridge Plat III, Parcel O – Division 2, according to the plat thereof recorded in Volume 191 of Plats, pages 93 through 98, in King County, Washington.

Snoqualmie Ridge Plat 4, Neighborhood Center – Alleys West – Phase I, according to the plat thereof, recorded in volume 190 of plats, pages 21 through 23, in King County, Washington.

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Snoqualmie Ridge Plat 4, Neighborhood Center – Alleys West – Phase II, according to the plat thereof, recorded in volume 190 of plats, pages 58 through 61, in King County, Washington

Snoqualmie Ridge Plat 3, Division K-East, according to the plat thereof, recorded in Volume 191 of Plats, pages 50-52, in King County, Washington

Snoqualmie Ridge Plat 6, Parcel M, according to the plat thereof recorded in Volume 192 of Plats, Pages 32 through 36, in King County, Washington

Snoqualmie Ridge Plat 5, Parcel R, according to the plat thereof recorded in Volume 192 of Plats, Pages 26 through 31, in King County, Washington; which plat includes Snoqualmie Ridge Plat 5, Parcel R, Binding Site Improvement Plan No. FBSIP 99-01, according to the plan thereof recorded in Volume 161 of Condominiums, Pages 75 through 78, in King County, Washington

(Parcel K-West)

Lot B, City of Snoqualmie Boundary Line Adjustment No. LLA 99-01, "Snoqualmie Ridge Boundary Line Adjustment NO. 5", recorded under Recording No. 19991115900003, in King County, Washington

(Parcel L-East)

Parcel 2 as described and delineated on Record of Survey recorded in volume 137 of Surveys, pages 273, 273A & 237B and recorded under Recording No. 20000523900009, in King County, Washington

(Parcel L-West)

Parcel 3 as described and delineated on Record of Survey recorded in volume 137 of Surveys, pages 273, 273A & 237B and recorded under Recording No. 20000523900009, in King County, Washington

(Parcel N)

Parcel 1 as described and delineated on Record of Survey recorded in volume 137 of Surveys, pages 273, 273A & 237B and recorded under Recording No. 20000523900009, in King County, Washington

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(S1 Meadows)

Lot 2, City of Snoqualmie Short Subdivision No. SP 98-04, (Snoqualmie Ridge Short Subdivision No 7), recorded under recording number 9812099005, in King County, Washington, also known as Snoqualmie Ridge Townhomes, N-C Townhomes - Binding Site Plan, according to the plan thereof recorded in Volume 193 of Plats, Pages 5 through 8, in King County, Washington

A portion of which is S1 Meadows, A Condominium, survey map and plans recorded in Volume 164 of Condominiums, pages 80 through 85, condominium declaration recorded under recording number 20000621000585, in King County, Washington

(Fairway Lane Townhomes)

Lot A, City of Snoqualmie Boundary Line Adjustment No LLA 98-08 (Snoqualmie Ridge Boundary Line Adjustment No 3), recorded under Recording Number 9812079010, and corrected by Affidavit recorded under Recording Number 9812142564, in King County, Washington,

Also known as Snoqualmie Ridge, Fairway Lane Townhomes, Binding Site Improvement Plan No. FBSIP 99-03, according to the plan thereof recorded in volume 163 of Condominiums, pages 3 through 6, in King County, Washington

A portion of which is Fairway Lane Townhomes, A Condominium, Phase 1, survey map and plans recorded in Volume 164 of Condominiums, pages 88 through 96, condominium declaration recorded under recording number 20000627000745, in King County, Washington)

(Parcel A)

Lots 1 and 2, City of Snoqualmie Short Plat number SP 01-01, recorded under recording number 20010315900011, in King County, Washington

(Parcel B)

Lot 3, City of Snoqualmie Short Plat number SP 01-01, recorded under recording number 20010315900011, in King County, Washington

(Parcel C)

Lot 4, City of Snoqualmie Short Plat number SP 01-01, recorded under recording number 20010315900011, in King County, Washington

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(Parcel D)

Parcel 5 of Snoqualmie Ridge Tax Lot Segregation dated 08-96 and recorded under recording number 9609180245, being a portion of the Northwest Quarter of Section 25, Township 24 North, Range 7 East, Willamette Meridian, in King County, Washington

(Parcel E)

That parcel as described and delineated on Record of Survey recorded in Volume 143 of Surveys, pages 121 and 121-A, under recording number 20010223900001, in King County, Washington

(Parcel Y)

Parcel 2, as described and delineated on record of survey recorded in Volume 121 of Surveys, pages 281 and 281A, under recording number 9805149007

(Fisher Creek Village)

Lots 4 and 5, City of Snoqualmie Short Subdivision Number SP 98-03 as recorded under King County Auditor's file number 9812099004, King County, Washington

Lot 2 of City of Snoqualmie Short Subdivision Number 98-02 as recorded under King County Auditor's file number 98120999003, King County, Washington

(West Townhomes)

Lot 7 of City of Snoqualmie Short Subdivision No SP 98-03 (also known as "Snoqualmie Ridge Short Subdivision No 6") as recorded under King County Recording No 9812099004, situate in Section 26, Township 24 North, Range 7 East, W M, City of Snoqualmie, King County, Washington;

EXCEPT the following described portion thereof

BEGINNING at the southwesterly corner of said Lot 7,

THENCE along the westerly line of said Lot 7, N 22°20'22" W, 326 29 feet,

THENCE continuing along said westerly line, S 69°27'50" W, 94 97 feet,

THENCE continuing along said westerly line, N 22°39'24" W, 175 26 feet to a point of curvature on the northerly line of said Lot 7, being coincident with the southerly margin of S.E Kinsey Street;

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THENCE along said southerly margin, northeasterly 141.69 feet along the arc of a non-tangent curve to the left, having a radius of 1328.50 feet, the radius point of which bears N 30°26'25" W, through a central angle of 06°06'39" to a point of cusp;

THENCE southeasterly 171.30 feet along the arc of a non-tangent curve to the left, having a radius of 420.01 feet, the radius point of which bears N 38°36'06" E, through a central angle of 23°22'05" to a point of tangency,

THENCE S 74°45'59" E, 75.09 feet;

THENCE S 10°00'52" E, 194.65 feet,

THENCE S 13°43'59" E, 86.73 feet,

THENCE S 09°18'21" E, 101.43 feet to a point of curvature on the southerly line of said Lot 7, being coincident with the northerly margin of the Snoqualmie Parkway as conveyed by instrument recorded under Recording No. 9711262521,

THENCE along said northerly margin, southwesterly 137.32 feet along the arc of a non-tangent curve to the left, having a radius of 4625.00 feet, the radius point of which bears S 14°10'24" E, through a central angle of 01°42'04" to the POINT OF BEGINNING

Containing 6.54 acres, more or less

(Woody Creek)

Parcel B, as described and delineated on that record of survey recorded in Volume 147 of Surveys, Pages 126 and 126A, under recording NO. 20010906900001, in King County, Washington, situate in the South Half of Section 25, Township 24 North, Range 7 East, W.M., City of Snoqualmie, King County, Washington,

EXCEPT that portion thereof conveyed to the City of Snoqualmie by deed recorded under recording no. 20011031001800.

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