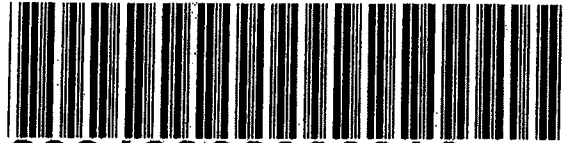


AFTER RECORDING RETURN TO:
 The Quadrant Corporation
 Snoqualmie Ridge
 c/o Arlet Bahr
 35131 SE Douglas Street #114
 Snoqualmie, Washington 98065



20040922000916

LEAHY AMND 23.00
 PAGE 001 OF 005
 09/22/2004 10:44
 KING COUNTY, WA

<p>Grantor: The Quadrant Corporation</p>	<p>Grantee: Snoqualmie Ridge Residential Owners Association</p>
<p>Abbreviated Legal: Sections 23, 25, 26 and 35, Township 24 North, Range 7 East, W.M. in King County, Washington. The complete legal description is on page 4</p>	<p>Reference Number(s) of Related Documents: 19990713002070, 19991027000922, 19991115001487, 20000314001537, 20000314001538, 20000907001328, 20010130000828, 20010725001425, 20010725001426, 20020425000619, 20021219002580, 20030305001810, 20031006000004, 20031203001576, 20031218001918, 20040317001141.</p>

Tax Parcel No(s): 785200-0010 through 0620, 758201-0010 through 1080, 75198-0010 through 0370, 785199-0010 through 0480, 785207-0010 through 0290, 785202-0010 through 0880, 785208-0010 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, 785218-1010, 2672407-9052, 262407-9060, 252407-9028, 252407-9029-04, 252407-9030, 252407-9035, 525407-9037, 2562407-9038, 252407-9039, 252407-9040, 252407-9045, 262407-9071, 262407-9082, 785215-0215-0210 through 0420, 262407-9070, 252407-9045, 252407-9042, 785320-0010, 252407-9030-01

SIXTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SNOQUALMIE RIDGE HOMEOWNER'S ASSOCIATION

This Sixteenth Amendment to the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Homeowners Association is made by The Quadrant Corporation, a Washington corporation ("Declarant").

Background

Declarant submitted real property it owned in fee to the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Residential Property dated April 24, 1997 ("the Declaration"). The Declaration was recorded under King County recording number 9704250998. The legal description of this real property is set forth in Exhibit A attached hereto.

Declarant has amended the Declaration fifteen times. Those fifteen amendments appear in the King County records under the following recording numbers: 19990713002070, 19991027000922, 19991115001487, 20000314001537, 20000314001538, 20000907001328, 20010130000828, 20010725001425, 20010725001426, 20020425000619, 20021219002580, 20030305001810, 20031006000004, 20031203001576, 20031218001918 and 20040317001141.

The Declaration, at Section 19.1, reserved to Declarant the right to unilaterally amend the Declaration for any purpose provided that the amendment has no material adverse effect upon any substantive right of any Owner and does not adversely affect the title to any Unit. The changes in this Amendment do not have a material adverse effect upon the substantive right of any Owner because the changes (a) clarify Declarant's original intent; or (b) resolve conflicts within the Governing Documents, and do not affect adversely affect title to any Unit.

Amendment

Section 8.10 of the Declaration is deleted and a new Section 8.10 is substituted in its place, to read as follows:

Upon acquisition of record title to a Unit by the first Owner other than a Declarant or a Builder, a contribution shall be made by or on behalf of the purchaser to the working capital of the Residential Association in the amount of \$100. This amount shall be in addition to, not in lieu of, the annual Base Assessment levied on the Unit and shall not be considered an advance payment thereof. This amount shall be collected at the closing of the unit and disbursed to the Residential Association for use in covering operating and other expenses incurred by the Residential Association under the terms of this Declaration and the By-laws.

Conclusion

In all other respects, the Declaration described above is hereby ratified and shall remain in full force and effect.

THE QUADRANT CORPORATION,
a Washington corporation

Date: September 15, 2004

George E Cook
By: GEORGE E COOK
Its: DIRECTOR OF DEVELOPMENT

STATE OF WASHINGTON)

COUNTY OF KING)

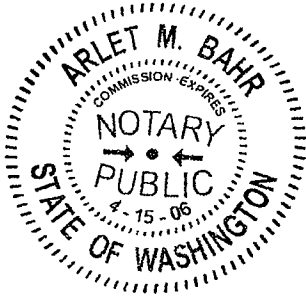
) ss.
)

On this 15th day of September, 2004, personally appeared before me George E. Cook, who furnished satisfactory evidence that he or she is the Director of Development of The Quadrant Corporation, the corporation that executed the instrument above, and who acknowledged it to be the free and voluntary act of the corporation for the uses and purposes mentioned within it, and who on oath stated that he or she was authorized to execute the instrument.

Dated September 15, 2004.

Arlet M. Bahr

Notary Public in and for the State of Washington.



My Appointment Expires

April 15, 2006

Print/type name Arlet M. Bahr

EXHIBIT A

LEGAL DESCRIPTION

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

Snoqualmie Ridge Plat 3, Division 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 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 1, according to the plat thereof, recorded in volume 190 of plats, pages 21 through 23, in King County, Washington.

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 through 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.

Snoqualmie Ridge Plat 6, Parcel K-West, according to the plat thereof, recorded in volume 195 of plats, pages 65 through 70, in King County, Washington.

Snoqualmie Ridge Plat 7, Parcel L-East, according to the plat thereof, recorded in volume 210 of plats, pages 94 through 100, in King County, Washington.

Snoqualmie Ridge Plat 7, Parcel L-East Division 2, according to the plat thereof, recorded in volume 221 of plats, pages 36 through 38, in King County, Washington.

Snoqualmie Ridge Plat 7, Parcel L-West, according to the plat thereof, recorded in volume 198 of plats, pages 84 through 89, in King County, Washington.

Snoqualmie Ridge Plat 7, Parcel N, according to the plat thereof, recorded in volume 197 of plats, pages 79 through 84, in King County, Washington.

Snoqualmie Ridge Plat 8, Parcel W, according to the plat thereof, recorded in volume 216 of plats, pages 94 through 103, in King County, Washington.

Snoqualmie Ridge Plat 9, Parcel A, according to the plat thereof, recorded in volume 202 of plats, pages 74 through 79, in King County, Washington.

Snoqualmie Ridge Plat 14, Parcel D, according to the plat thereof, recorded in volume 220 of plats, pages 9 through 16, in King County, Washington.

Snoqualmie Ridge Plat 11, Parcel E, according to the plat thereof, recorded in volume 209 of plats, pages 53 through 60, in King County, Washington.

Snoqualmie Ridge Plat 10, Fisher Creek Village, according to the plat thereof, recorded in volume 201 of plats, pages 99 through 103, in King County, Washington.

Snoqualmie Ridge Plat 12, Parcel Woody Creek, according to the plat thereof, recorded in volume 209 of plats pages 048 through 054, in King County, Washington.

Snoqualmie Ridge Plat 12, Parcel Woody Creek East, according to the plat thereof, recorded in volume 210 of plats, pages 32 through 35, in King County, Washington.

Snoqualmie Ridge Plat 17, Parcel Y-2, according to the plat thereof, recorded in volume 228 of plats, in pages 001 through 006, in King County, Washington.

Snoqualmie Ridge Plat 13, Parcel Z, according to the plat thereof, recorded in volume 219 of plats, in pages 1 through 7, in King County, Washington.

Snoqualmie Ridge, Binding Site Improvement Plan No. FBSIP 03-03, Aspen Village, recorded in volume 216 of condominiums, pages 1 through 6, in King County, Washington.

Snoqualmie Ridge, Binding Site Improvement Plan No. FBSIP 99-03, Fairway Lane Townhomes, recorded in volume 163 of condominiums, pages 3 through 6, in King County, Washington.

Snoqualmie Ridge West Townhomes, Binding Site Improvement Plan No. 02-01, recorded in volume 183 of condominiums, pages 64 through 69, in King County, Washington.