

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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HCMP AMND 39.00  
PAGE001 OF 008  
08/12/2005 11:18  
KING COUNTY, WA

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

Grantor:	1) THE QUADRANT CORPORATION
	2) SNOQUALMIE RIDGE II DEVELOPMENT LLC
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"/> Complete legal on EXHIBIT A
Assessor's Tax Parcel Identification No(s):	242407-9012-04, 242407-9013-03, 262407-9001-05, 262407-9031-09, 262407-9032-08, 262407-9033-07, 272407-9092-04, 272407-9093-03, 272407-9001-04, 352407-9001-04, 352407-9002-03, 352407-9003-02, 352407-9004-01, 352407-9005-00, 352407-9006-09, 352407-9007-08, 352407-9008-07, 352407-9009-06, 352407-9010-03, 352407-9011-02, 352407-9012-01, 352407-9013-00, 352407-9014-09, 352407-9015-08, 352407-9016-07, 352407-9021-00, 352407-9022-09, 352407-9023-08, 352407-9025-06, 352407-9026-05, 022307-9076-04, 022307-9077-03, 022307-9078-02, and 022307-9067-05
Reference Nos. of Documents Released or Assigned:	9704250998

THIS SEVENTEENTH AMENDMENT ("Seventeenth Amendment") is dated for reference purposes AUGUST 9, 2005 by THE QUADRANT CORPORATION, a Washington corporation ("Declarant").

#### RECITALS

A. This Seventeenth Amendment amends 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, 20020425000649, 20021219002580, 20030305001810, 20031006000004, 20031203001576, 20031218001918, 20040317001141, and 20040922000916, and as supplemented by that certain Supplemental Declaration recorded under King County Recording No. 20010725001426 (as amended, the "Declaration").

B. Declarant, as successor in interest to Weyerhaeuser Real Estate Company under an Assignment of Declarant Rights, recorded under King County Recording No. 20020108002826, is the Declarant under the Declaration.

C. The property that is legally described herein and that will be made subject to the Declaration by this Seventeenth Amendment (the "Additional Property") is part of the real property described in Exhibit B of the Declaration as eligible to be made subject to the Declaration and to development as part of Snoqualmie Ridge.

D. Section 9.1 of the Declaration provides that the Declarant may make the Additional Property subject to the Declaration without the consent of any Person except the owner of such property. The owner of the Additional Property is Snoqualmie Ridge II Development LLC, a Washington limited liability company ("Additional Property Owner"). The consent of the Additional Property Owner to this Seventeenth Amendment is set forth below.

E. Section 9.3 of the Declaration allows the Declarant to make the Additional Property subject to different and/or additional covenants, conditions and restrictions. In particular, Section 9.3 states that amendments subjecting additional property to the Declaration may "supplement, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the subject property in order to reflect the different character and intended uses of such property."

F. Because the Additional Property is not subject to the Mixed Use Final Plan dated September 15, 1995 described in the Declaration but is rather subject to the

Snoqualmie Ridge II Mixed Use Final Plan dated August 9, 2004, as it may be amended, Declarant desires to so amend references to the Master Plan.

F. Accordingly, Declarant desires to amend the Declaration as set forth herein and Additional Property Owner desires to consent to such Amendment.

#### AMENDMENTS

**1. Additional Property Subject to Declaration.** For the purpose of subjecting the Additional Property to the Declaration, Exhibit A of the Declaration is hereby amended to include that certain property described on **EXHIBIT A** and depicted on **EXHIBIT B**, attached hereto and incorporated herein by this reference.

**2. Master Plan.** Throughout the Declaration, "Master Plan" as defined in Section 2.17 of the Declaration shall, when referring to the Additional Property, be deemed to mean and refer to that certain Snoqualmie Ridge II Mixed Use Final Plan dated August 9, 2004, as it may be amended.

**3. Neighborhood Designation.** Pursuant to Section 6.4(a) of the Declaration, Declarant hereby designates all of the real property described on the attached Exhibit A as a Neighborhood; provided, however, Declarant specifically reserves the right to amend this designation in accordance with Section 6.4(a) to create new Neighborhoods or to redesignate Neighborhood boundaries.

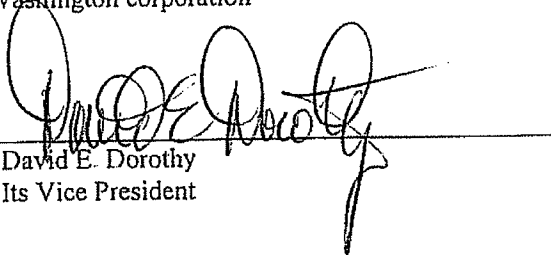
**4. Effective Date.** This Seventeenth Amendment shall take effect upon recording.

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

EXECUTED the day and year first above written.

DECLARANT:

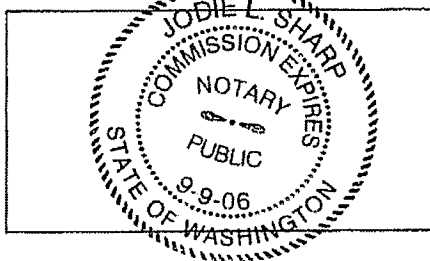
**THE QUADRANT CORPORATION,**  
a Washington corporation

By   
David E. Dorothy  
Its Vice President

STATE OF WASHINGTON }  
COUNTY OF KING } ss.

On this day personally appeared before me David E. Dorothy, to me known to be the 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 10<sup>th</sup> day of August, 2005.



*Jodie L. Sharp*

Printed Name Jodie L. Sharp  
NOTARY PUBLIC in and for the State of Washington,  
residing at Seattle  
My Commission Expires 9-9-2006

CONSENT TO DECLARATION

The undersigned, as owner of the Additional Property described herein, hereby consents to the recording of the foregoing Seventeenth Amendment to Declaration of Covenants, Conditions, and Restrictions for Snoqualmie Ridge Residential Property.

SNOQUALMIE RIDGE II DEVELOPMENT LLC,  
a Washington limited liability company

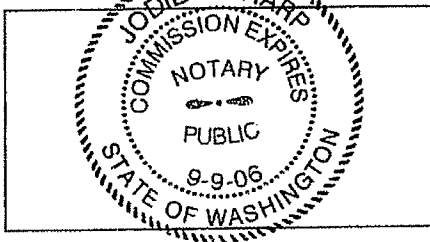
By: The Quadrant Corporation,  
a Washington corporation  
Its Managing Member

By [Signature]  
David E. Dorothy  
Its Vice President

STATE OF WASHINGTON }  
COUNTY OF KING } ss.

On this day personally appeared before me David E. Dorothy, to me known to be the Vice President of The Quadrant Corporation, a Washington corporation and Managing Member of SNOQUALMIE RIDGE II DEVELOPMENT LLC, the Washington limited liability company that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such limited liability company, 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 9<sup>th</sup> day of August, 2005.



[Signature]  
Printed Name Jodie L. Sharp  
NOTARY PUBLIC in and for the State of Washington,  
residing at Seattle  
My Commission Expires 9-9-2006



Quadrant Corporation  
Job No. 129-051-980-0043  
August 12, 2005

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR  
SNOQUALMIE RIDGE II  
SUBJECT TO RESIDENTIAL CCR'S**

The west half of the northwest quarter of Section 26, Township 24 North, Range 7 East, W.M., King County, Washington; EXCEPT that portion thereof conveyed by that deed recorded under King County Recording No. 9711041526; AND EXCEPT the following described portion thereof:

- BEGINNING at the northeast corner of said subdivision;
- THENCE along the east line thereof, S 01°12'03" W, 44.12 feet;
- THENCE N 32°40'41" W, 53.07 feet to the north line of said subdivision;
- THENCE along said north line, S 88°53'32" E, 29.58 feet to the POINT OF BEGINNING;

TOGETHER WITH Parcels 5, 6 and 7 of that Amended Record of Survey recorded as a parcel segregation under King County Recording No. 9408179003, situate in Section 27, Township 24 North, Range 7 East, W.M., King County, Washington;

ALSO TOGETHER WITH Section 35, Township 24 North, Range 7 East, W.M., King County, Washington; EXCEPT Parcel 20 of King County Exemption L96M0090 as depicted on that map recorded under King County Recording No. 9610010236; AND EXCEPT those portions thereof dedicated for road purposes by instruments recorded under King County Recording Nos. 7302260492, 9711262521 and 9904212112; AND EXCEPT portions thereof dedicated for storm drainage purposes by instruments recorded under King County Recording Nos. 9904212114 and 9904212115; AND EXCEPT any portion thereof lying northerly and easterly of the following described line:

- COMMENCING at the northeast corner of said Section 35;
- THENCE along the east line of said section, S 01°40'23" W, 2301.10 feet to the TRUE POINT OF BEGINNING;

33915 1st Way South Suite 200 Federal Way WA 98003	Tel (253) 838 6113 Fax (253) 838 7104 Toll Free (800) 345 5694	Bothell (425) 415 6144 <a href="http://www.esmcivil.com">www.esmcivil.com</a>	Civil Engineering Project Management Land Surveying	Land Planning Public Works
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Quadrant Corporation  
August 12, 2005  
Page 2

THENCE S 48°49'11" W, 216.63 feet;  
THENCE N 70°20'21" W, 298.65 feet;  
THENCE N 61°37'19" W, 620.12 feet;  
THENCE N 35°54'28" W, 391.79 feet;  
THENCE N 82°04'54" W, 669.49 feet;  
THENCE N 31°28'35" W, 438.24 feet;  
THENCE S 85°08'59" W, 542.89 feet;  
THENCE N 63°38'37" W, 110.06 feet;  
THENCE N 59°06'32" W, 200.21 feet;  
THENCE N 50°30'19" W, 384.76 feet;  
THENCE N 82°11'34" W, 351.03 feet;

THENCE N 65°14'51" W, 442.93 feet to the west line of the east half of the northwest quarter of said Section 35;

THENCE along said west line, N 00°37'46" E, 727.14 feet to the northerly line of said northwest quarter AND the terminus of said line;

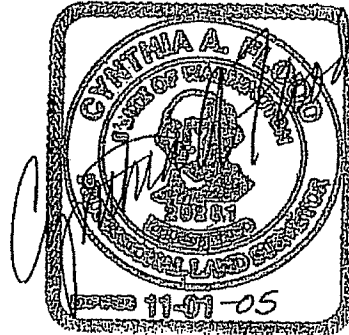
ALSO TOGETHER WITH King County Short Plat No. 185057 as recorded under King County Recording No. 8703061999, situate in Section 2, Township 23 North, Range 7 East, W.M., King County, Washington; EXCEPT that portion thereof dedicated for storm drainage purposes by instrument recorded under King County Recording No. 9904212114;

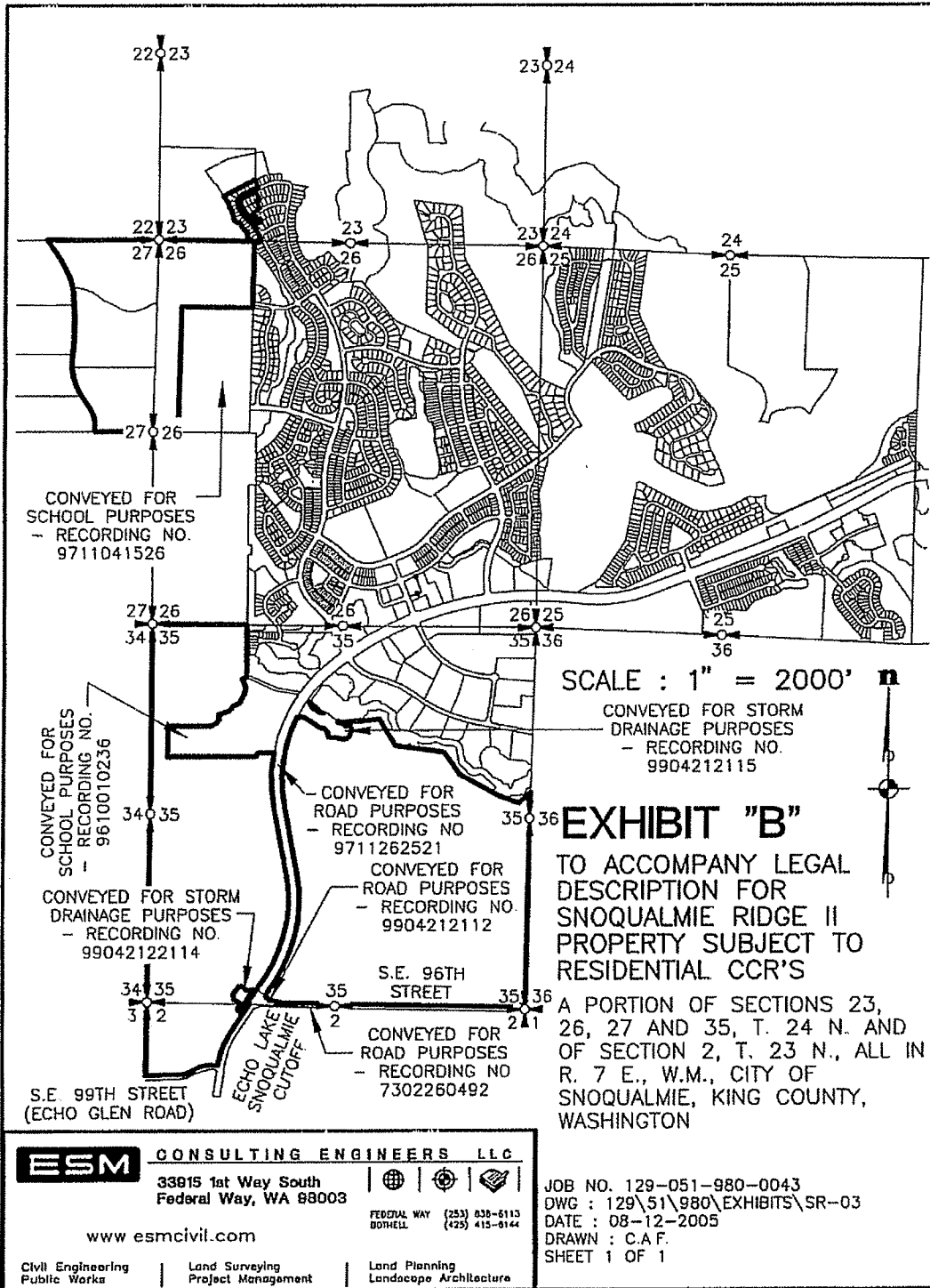
ALSO TOGETHER WITH Lots 1 through 28, inclusive, of the plat of "Snoqualmie Ridge Plat 18 - Parcel N" as recorded in Volume 229 of Plats, Pages 28 through 33, inclusive, under Recording No. 20050719000411, Records of King County, Washington.

See attached Exhibit "B".

Written by: C.A.F.  
Checked by: R.J.W.

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CONSULTING ENGINEERS LLC

33915 1st Way South  
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering  
Public Works

Land Surveying  
Project Management

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FEDERAL WAY (253) 836-6113  
BOTHELL (425) 415-6144

JOB NO. 129-051-980-0043  
DWG : 129\51\980\EXHIBITS\SR-03  
DATE : 08-12-2005  
DRAWN : C.A.F.  
SHEET 1 OF 1