

When Recorded, Return to.

HILLIS CLARK MARTIN & PETERSON, P.S.

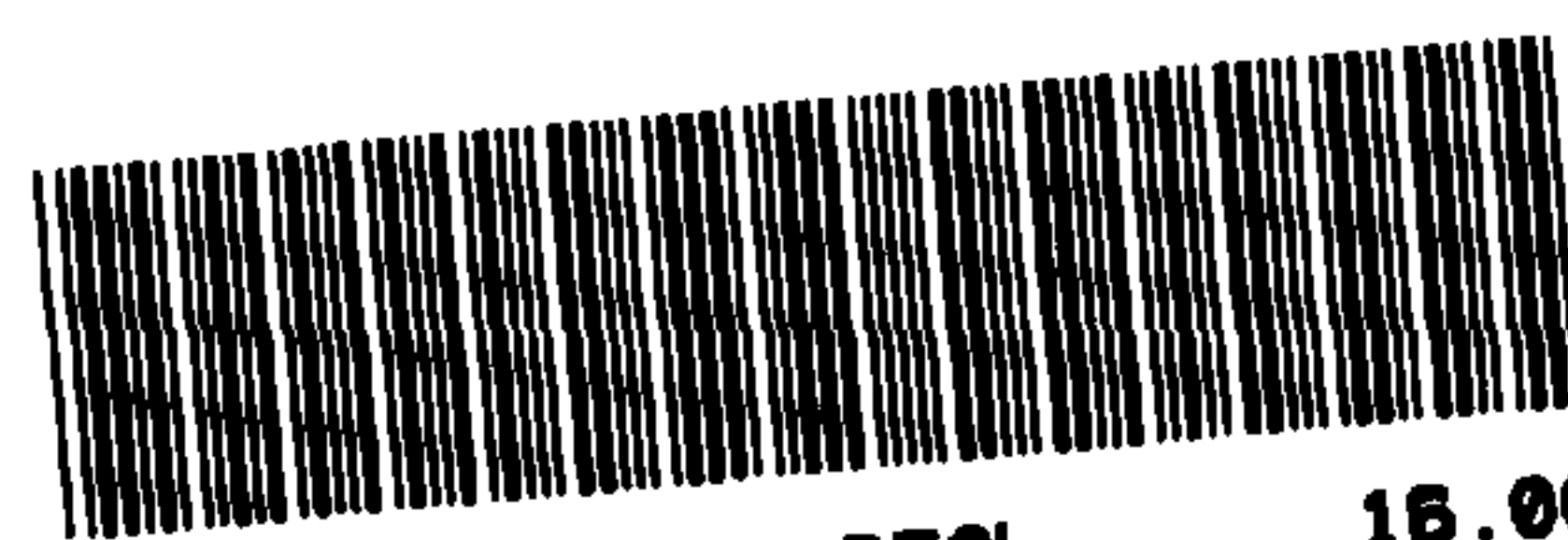
Attention: Steven R. Rovig
500 Galland Building
1221 Second Avenue
Seattle, WA 98101-2925

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

Grantor:	WEYERHAEUSER REAL ESTATE COMPANY	CHICAGO TITLE INS. CO
Grantee:	PLAT OF SNOQUALMIE RIDGE	REF# <u>WSS01171-10</u> 16 th
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, 785202-0010 through 0880; 785203-0020 through 1110; 785204-0010 through 0240, 262407-9046; 262407-9056, 262407-9039-01; 262407-9048; 262407-9063; 262407-9077	
Reference Nos. of Documents Released or Assigned:	9704250998	

THIS FIRST AMENDMENT ("First Amendment") is made this 8th day of JULY, 1999 by WEYERHAEUSER REAL ESTATE COMPANY, a Washington corporation ("Declarant") to that certain Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property, recorded under King County Recording No. 9704250998 ("Declaration").

1. **Amendment of Property Subject to Declaration.** For the purpose of subjecting additional property to the Declaration and for the purpose of releasing certain portions of the Snoqualmie Ridge golf course that were erroneously subjected to the



Declaration, Exhibit A of the Declaration is hereby amended in its entirety and replaced by **SUBSTITUTE EXHIBIT A** attached herein and incorporated herein by this reference.

2. Authority to Amend. This First Amendment is made pursuant to Section 9.1 of the Declaration providing for subjecting portions of the property described in Exhibit B of the Declaration 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 First Amendment shall take effect upon recording.

4. 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:

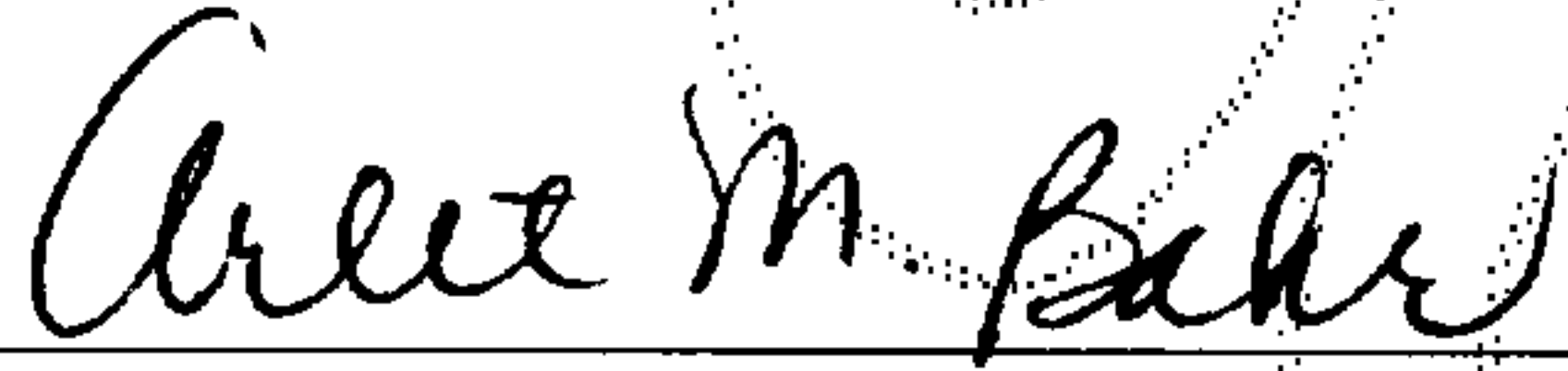
**WEYERHAEUSER REAL
ESTATE COMPANY,**
a Washington corporation

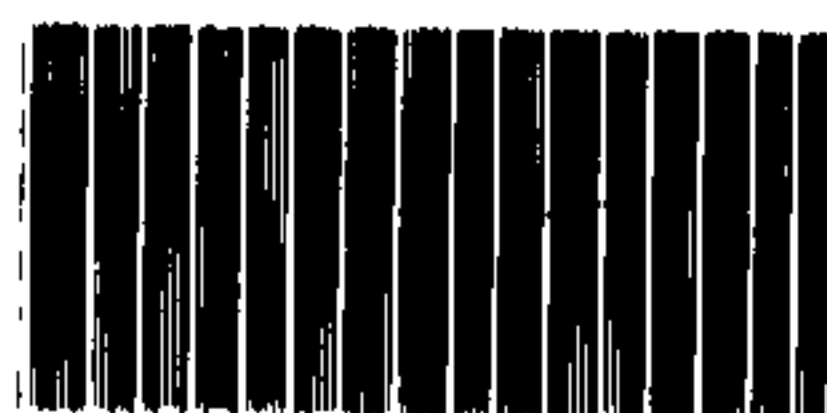
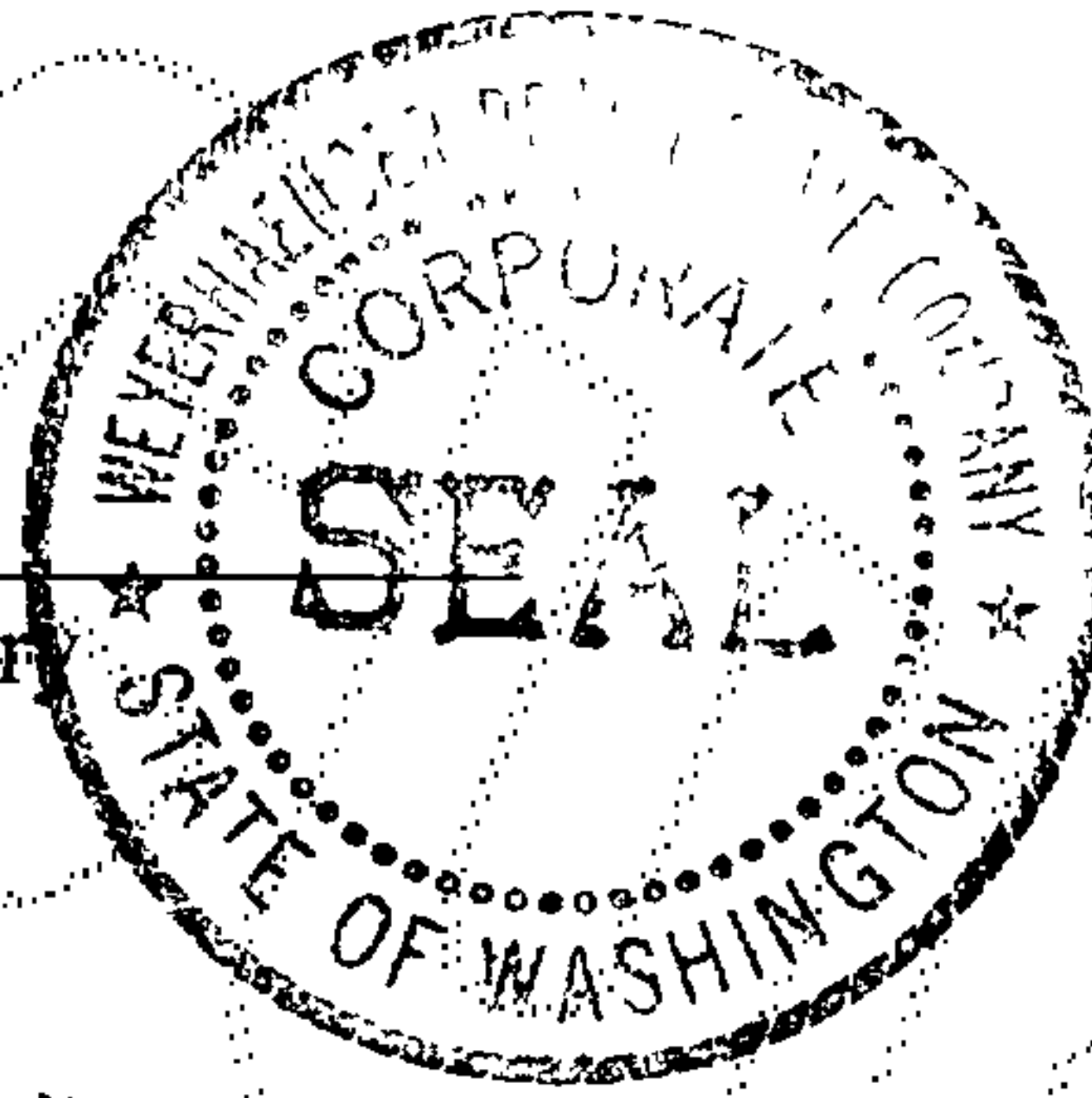
By


Name: James A. Nyberg

Title: Assistant Vice President


ATTEST:


Arlet M. Bahr, Assistant Secretary



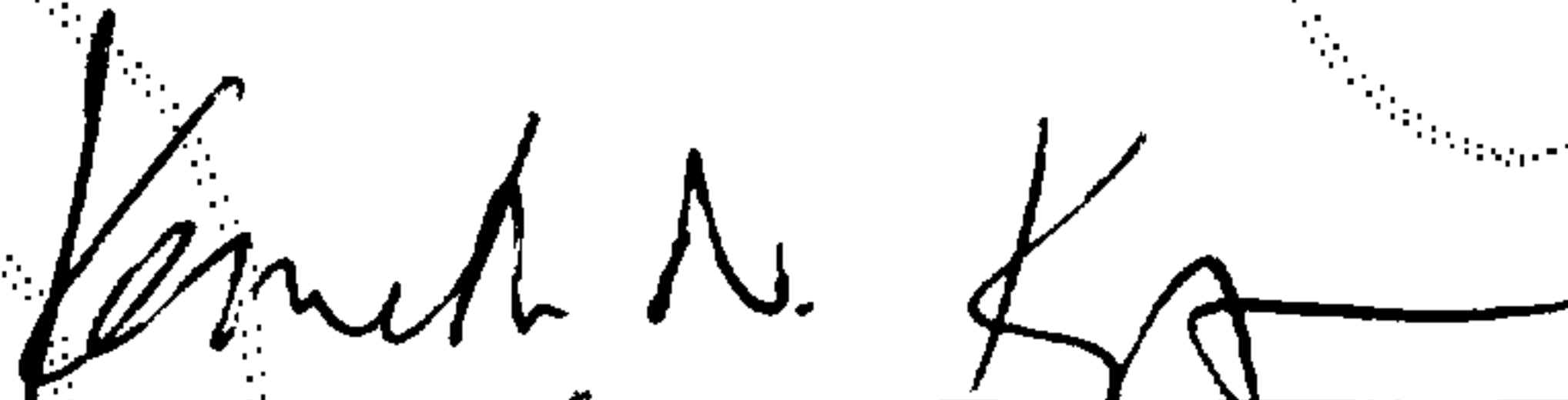
Submission of any portion of the property described in the attached **SUBSTITUTE EXHIBIT A** that is currently owned by the undersigned is hereby acknowledged and approved:

THE QUADRANT CORPORATION


By 
Name: Peter de-Orosa
Title: S.V.P.

CENTEX HOMES,
a Nevada general partnership

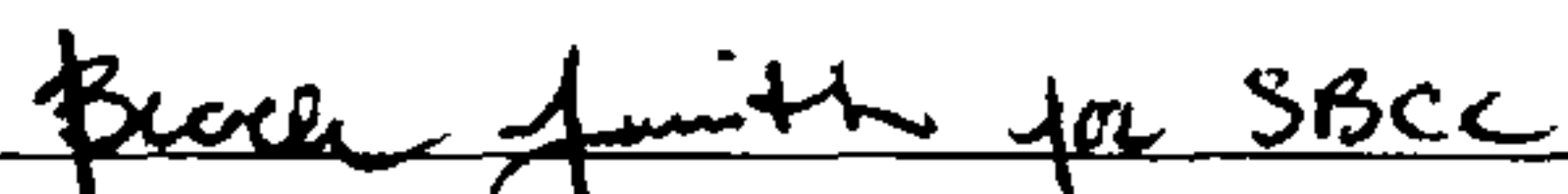
By: CENTEX REAL ESTATE CORPORATION,
a Nevada corporation, Its Managing Partner

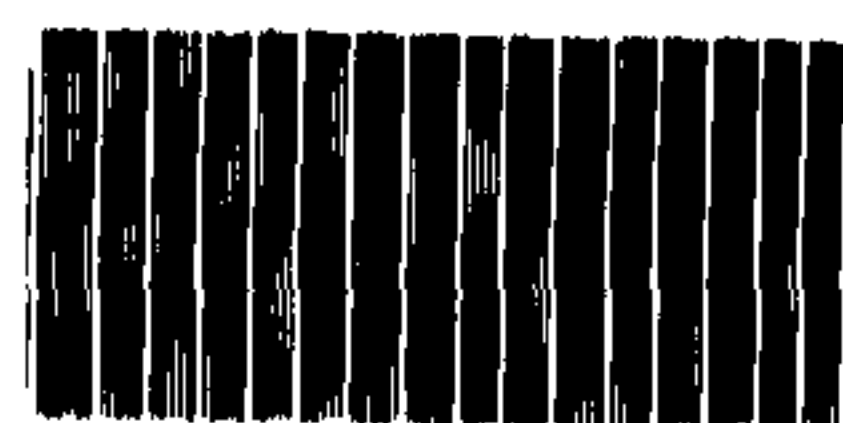
By 
Name: KENNETH N. KRAEMER
Title: DIR PRES.

CHATEAU DEVELOPMENT, INC., a
Washington corporation

By 
Name: CHARLES F CONNER
Title: PRESIDENT

**STEVEN BURNSTEAD CONSTRUCTION
CO.,** a Washington corporation

By 
Name: Brock Smith
Title: Vice President



STATE OF WASHINGTON }
COUNTY OF KING } SS.

On this day personally appeared before me James A. Nyberg, to me known to be the Assistant Vice President of **WEYERHAEUSER REAL ESTATE COMPANY**, 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 8th day of July, 1999.

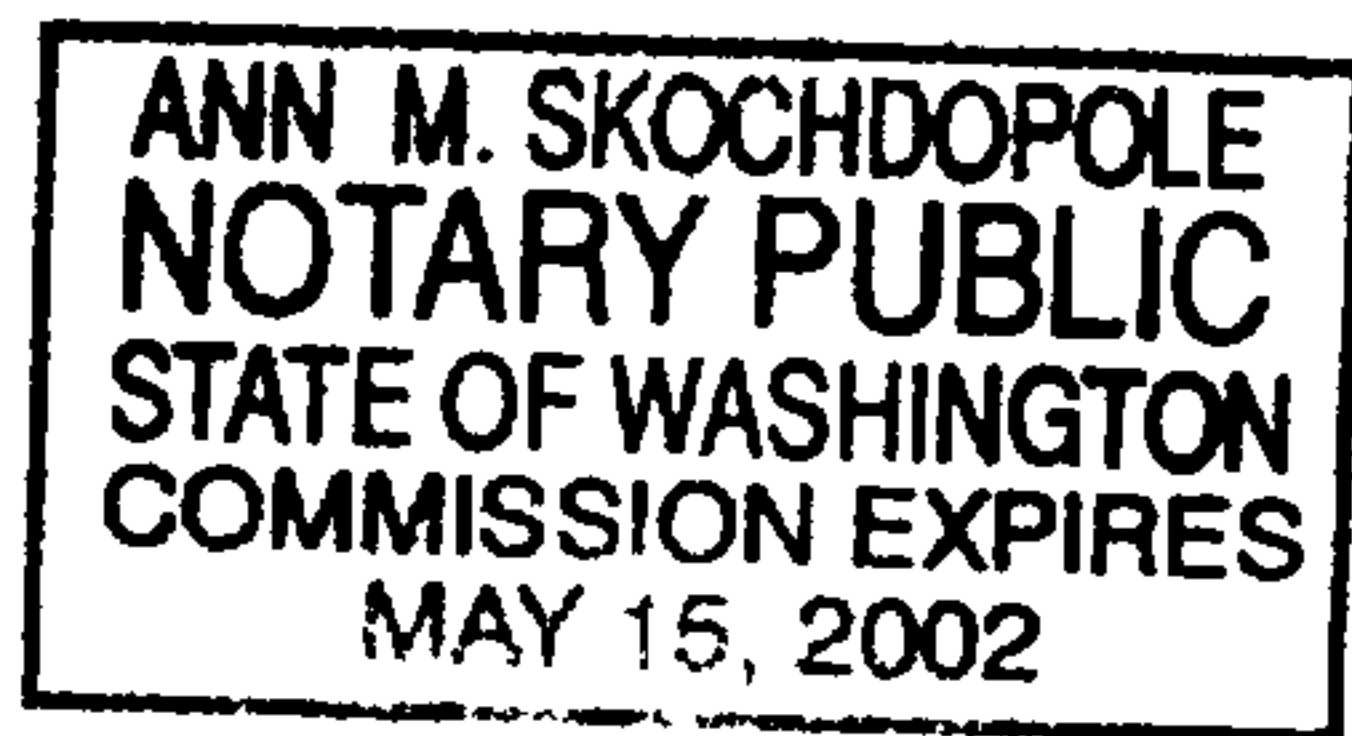


[Signature]
Printed Name Lily Su Hoynes
NOTARY PUBLIC in and for the State of Washington,
residing at 2116 N 35th St Seattle 98103
My Commission Expires 9-29-2002

STATE OF WASHINGTON }
COUNTY OF KING } SS.

On this day personally appeared before me Peter M. Orser, to me known to be the Sr V P 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/she was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8th day of July, 1999.



[Signature]
Printed Name Ann M. Skochdopole
NOTARY PUBLIC in and for the State of Washington,
residing at Issaquah
My Commission Expires 5/15/02



STATE OF WASHINGTON


COUNTY OF KING

SS.

On this day personally appeared before me Kenneth N Krueger, to me known to be the Division President of **CENTEX REAL ESTATE CORPORATION**, a Nevada corporation, the Managing Partner of **CENTEX HOMES**, the Nevada general partnership that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such general partnership, 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 9th day of July, 1999.

ANN M. SKOCHDOPOLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 15, 2002


Printed Name Ann M Skochdopole
NOTARY PUBLIC in and for the State of Washington,
residing at Issaquah
My Commission Expires 5/15/02



STATE OF WASHINGTON }
COUNTY OF KING } SS.

On this day personally appeared before me Charles F. Conner, to me known to be the President of **CHATEAU DEVELOPMENT, INC.**, 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 9th day of July, 1999.

ANN M. SKOCHDOPOLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 15, 2002

[Signature]
Printed Name Ann M. Skochdopole
NOTARY PUBLIC in and for the State of Washington,
residing at Issaquah
My Commission Expires 5/15/02

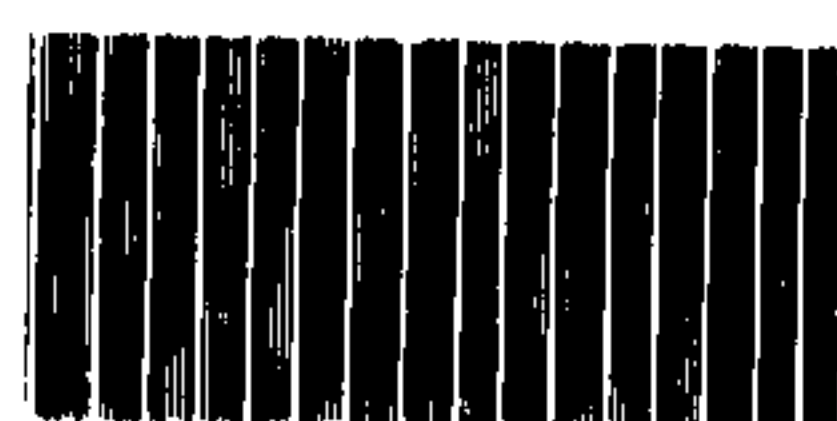
STATE OF WASHINGTON }
COUNTY OF KING } SS.

On this day personally appeared before me Brock Smith, to me known to be the Vice President of **STEVEN BURNSTEAD CONSTRUCTION CO.**, 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 9th day of July, 1999.

ANN M. SKOCHDOPOLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 15 2002

[Signature]
Printed Name Ann M. Skochdopole
NOTARY PUBLIC in and for the State of Washington,
residing at Issaquah
My Commission Expires 5/15/02



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 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; except lot 1 of said plat. **EXCEPT Lot 1**

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 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.

(proposed Division F, Phase III)

Lot 2, City of Snoqualmie Short Subdivision No. 97-03, (Snoqualmie Ridge Short Plat No. 3), recorded under recording number 9712099007, in King County, Washington.



(proposed Division K-east)

Lot 4, City of Snoqualmie Short Subdivision No. SP 98-01, (Snoqualmie Ridge Short Subdivision No. 4) recorded under recording number 9811169001, in King County, Washington.

(Short Subdivision No. 5)

Lot 1, City of Snoqualmie Short Subdivision No. SP 98-02, (Snoqualmie Ridge Short Subdivision No. 5), recorded under recording number 9812099003, in King County, Washington.

NC Townhomes

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.

Fairway Avenue East

That portion of the southeast quarter of Section 26, Township 24 North, Range 7 East, Willamette Meridian, in King County, Washington, being more particularly described as follows:

Beginning at the northwesterly corner of Lot 2 of City of Snoqualmie Short Subdivision Number 96-02 as filed for record under King County Recording Number 9704079002;

Thence along the northerly line of said Lot 2, South $53^{\circ}27'24''$ East, 347.45 feet;

Thence south $00^{\circ}28'58''$ East, 334.42 feet to the northerly margin of the Snoqualmie Parkway as conveyed by instrument filed under Recording Number 9711262521;

Thence along said northerly margin, westerly 308.69 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 South $03^{\circ}28'07''$ East, through a central angle of $03^{\circ}49'27''$ to a point of reverse curvature;

Thence continuing along said northerly margin, northwesterly 38.91 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet through a central angle of $89^{\circ}10'06''$;



Thence continuing along said northerly margin, South 81°52'32" West, 0.50 feet to the easterly margin of Fairway Avenue S.E., which was shown as Tract "X" on said City of Snoqualmie Short Subdivision Number 96-02;

Thence along said easterly margin, North 08°07'28" West 26.38 feet to a point of curvature;

Thence continuing along said easterly margin, northerly 531.63 feet along the arc of a tangent curve to the right, having a radius of 1058.00 feet through a central angle of 28°47'26" to the point of beginning;

(Also known as 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).

