

AFTER RECORDING RETURN TO:

Leahy.ps

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Kirkland, WA 98033

Document Title(s):	Twentieth Amendment to Declaration of Covenants, Conditions, and Restrictions of Snoqualmie Ridge Residential Property
Grantors:	Snoqualmie Ridge Residential Owners Association
Grantee:	Plat of Snoqualmie Ridge
Legal Description (abbr.):	Sections 23, 25, 26, and 35, Township 24 North, Range 7 East, W.M., in King County, Washington
Assessor's Tax Parcel ID #:	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, 022307-9067-05, and 242407-9013-03
Reference Nos. of Documents:	199704250998

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

This Twentieth Amendment to the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property is made by the Snoqualmie Ridge Residential Owners Association.

BACKGROUND

The Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property is dated April 24, 1997, and was recorded under King County recording number 9704250998 (Original Declaration).

The Original Declaration has been amended a total of 19 times under the following recording numbers:

19990713002070	19991027000922	19991115001487	20000314001537
20000314001538	20000907001328	20010130000828	20010725001425
20020425000649	20021219002580	20030305001810	20031006000004
20031203001576	20031218001918	20040317001141	20040922000916
20050812000958	20050825000527	20060113000018	

The Original Declaration was supplemented by the Supplemental Declaration recorded under King County Recording No. 20010725001426

The above are collectively referred to as the Declaration. The full legal description of the real property subject to the Declaration is as previously set forth in such Declaration.

Section 19.2 of the Declaration permits the Association to amend the Declaration subject to the written consent of Voting Representatives representing 67% of the total Class "A" votes in the Association and Declarant's consent. Declarant is The Quadrant Corporation.

AMENDMENT

VOTING
REPS
REMOVED

A. Section 6.4(b) is revised as follows:

(1) The phrase "After at least two Neighborhoods have been created," is replaced with

Upon the recording of this Amendment, the rights and duties of Voting Representatives stated in the Declaration and the Bylaws shall be the rights and duties of Members of the Residential Association.

Sixty-seven percent (67%) of the total Class "A" Members in the Association and the Class "B" Member, if any, may agree by affirmative vote or written consent, or any combination thereof, to call for an election of representative Voting Representatives.

If 67% of the total Class "A" Members, and Class B Member, if any, agree to call an election of representative Voting Representatives,

(2) The phrase "the conveyance of a Unit in the Neighborhood to a Person other than a Builder (or, with respect to the first Neighborhood, not later than one year after the creation of the second Neighborhood)." is replaced with

the Class "A" Members and the Class "B" Member, if any, agree to call the election.

B. The last sentence of the first paragraph of Section 6.4(c) of the Declaration is deleted and a new sentence is substituted in its place, to read as follows:

The Voting Representatives from the Neighborhoods within each Voting Group shall vote on a separate slate of candidates for election to the Board, with each Voting Group being entitled to elect an equal number of directors.

CERTIFICATION

We, the undersigned, do hereby certify:

That we are the President and Secretary of Snoqualmie Ridge Residential Owners Association, a Washington corporation;

That the Association obtained an affirmative vote or written consent, or combination thereof, of Voting Representatives representing at least 67% of the total Class "A" votes in the Association;

That the Association obtained the consent of the Class "B" Member;

That the foregoing constitutes the Twentieth Amendment to the Declaration, as duly adopted.

Dated this ____ day of _____, 2007

SNOQUALMIE RIDGE RESIDENTIAL OWNERS ASSOCIATION

ATTEST: The above amendment
was properly adopted.

By: _____

By: _____

David E. Dorothy
Its President

Arlet Bahr
Its Secretary

State of Washington)
) ss.
County of King)

I certify that I know or have satisfactory evidence that David E. Dorothy and Arlet Bahr are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and Secretary, respectively, of Snoqualmie Ridge Residential Owners Association, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this ____ day of _____, 2007

Printed Name: _____
NOTARY PUBLIC in and for the State of Washington,
residing at: _____
My Commission Expires: _____

Consent of the Class "B" Member, given this ____ day of _____, 2007.

Class "B" Member

THE QUADRANT CORPORATION,
a Washington corporation

By: _____
Ben Conwell:
Its Vice President

State of Washington)
) ss.
County of King)

I certify that I know or have satisfactory evidence that Ben Conwell is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Vice President of The Quadrant Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this ____ day of _____, 2007

Printed Name: _____
NOTARY PUBLIC in and for the State of Washington,
residing at: _____
My Commission Expires: _____

3/7/2007