

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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PAGE 001 OF 007  
10/27/1999 13:25  
KING COUNTY, WA

CHICAGO TITLE AMND 14.00

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- 619901267-10

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

<b>Grantor:</b>	WEYERHAEUSER REAL ESTATE COMPANY
<b>Grantee:</b>	PLAT OF SNOQUALMIE RIDGE
<b>Legal Description (abbreviated):</b>	Sections 23, 25, 26, and 35, Township 24 North, Range 7 East, W.M., in King County, Washington
<input checked="" type="checkbox"/> <b>Additional on:</b>	Substitute Exhibit A
<b>Assessor's Tax Parcel ID #:</b>	785200-0010 through 0620; 785201-0010 through 1080; 785198-0010 through 0370; 785199-0010 through 0480; 785202-0010 through 0880; 785203-0010 through 1110; 785204-0010 through 0240; 262407-9046; 262407-9056; 262407-9039-01; 262407-9048; 262407-9063; 262407-9077
<b>Reference Nos. of Documents Released or Assigned:</b>	9704250998

THIS SECOND AMENDMENT ("Second Amendment") is made this 27<sup>th</sup> day of October, 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 an omitted Lot 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 Second 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.

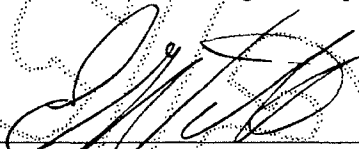
3. **Effective Date.** This Second Amendment shall take effect upon recording.

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

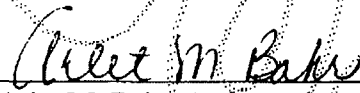
EXECUTED the day and year first above written

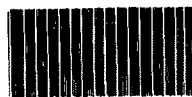
**DECLARANT:**

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

By   
Edwin G. Vetter  
Assistant Vice President

**ATTEST:**

  
Arlet M. Bahr, Assistant Secretary



STATE OF WASHINGTON

ss.

COUNTY OF KING

On this day personally appeared before me Edwin G. Vetter, 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 22<sup>nd</sup> day of October, 1999.

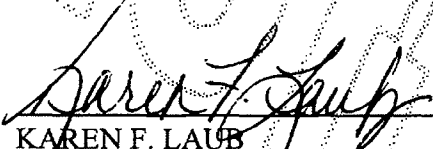
ANTHONY G. ROSS  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2-24-02

Printed Name: Anthony G. Ross  
NOTARY PUBLIC in and for the State of Washington,  
residing at: Bellevue  
My Commission Expires: 2-24-02



The submission of Lot 1, Snoqualmie Ridge  
Pfat 3, Divisions P and Q to the Declaration is  
hereby acknowledged and approved:

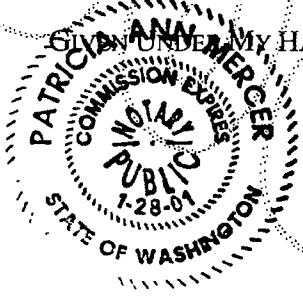
  
\_\_\_\_\_  
JEFFREY D. LAUB

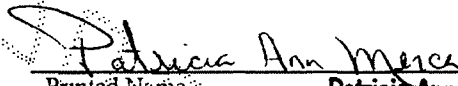
  
\_\_\_\_\_  
KAREN F. LAUB

STATE OF WASHINGTON }  
COUNTY OF KING } ss.

On this day personally appeared before me **JEFFREY D. LAUB** and **KAREN F. LAUB**, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24<sup>th</sup> day of September, 1999.



  
\_\_\_\_\_  
Printed Name Patricia Ann Mercer  
NOTARY PUBLIC in and for the State of Washington,  
residing at Snoqualmie  
My Commission Expires 1-28-01



**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.

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  $81^{\circ}52'32''$  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  $08^{\circ}07'28''$  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  $28^{\circ}47'26''$  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)

