



19991115001487  
PAGE 001 OF 006  
11/15/1999 14 57  
KING COUNTY, WA

When Recorded, Return to

**HILLIS CLARK MARTIN & PETERSON, P.S.**  
Attention: Steven R. Rovig  
500 Galland Building  
1221 Second Avenue  
Seattle, WA 98101-2925

1999 111 5001487

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

<b>Grantor:</b>	<u>WEYERHAEUSER REAL ESTATE COMPANY</u>
<b>Grantee:</b>	<u>PLAT OF SNOQUALMIE RIDGE</u>
<b>Legal Description (abbreviated):</b>	<u>Sections 23, 25, 26, and 35, Township 24 North, Range 7 East, W.M., in King County, Washington</u>
<input checked="" type="checkbox"/> Additional on.	<u>Substitute Exhibit A</u>
<b>Assessor's Tax Parcel ID #:</b>	<u>785200-0010 through 0620, 785201-0010 through 1080, 785198-0010 through 0370, 785199-0010 through 0480, 262407-9046, 785202-0010 through 0880, 785203-0010 through 1110, 785204-0010 through 0240, 785205-0010 through 0280, 262407-9039, 785206-0010 through 0550, 262407-9056, 262407-9051, 262407-9049, 262407-9077,</u>
<b>Reference Nos. of Documents Released or Assigned:</b>	<u>9704250998</u>

**THIS THIRD AMENDMENT** ("Third Amendment") is made as of the 28<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; as amended by that certain First Amendment recorded under King County Recording No. 19990713002070; and by that certain Second Amendment recorded under King County Recording No. 19991027000922 (as amended, "Declaration")

CHICAGO TITLE INS. CO  
REF# W7901285-40

1999 111 5001487

1. **Amendment of Property Subject to Declaration.** For the purpose of subjecting additional property to the Declaration, Exhibit A of the Declaration is hereby amended in its entirety and replaced by **SUBSTITUTE EXHIBIT A** attached hereto and incorporated herein by this reference.

2. **Authority to Amend.** This Third 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 Third 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:**

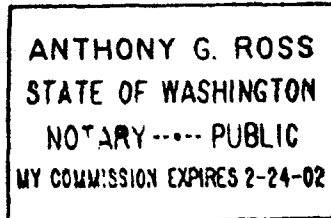
**WEYERHAEUSER REAL ESTATE COMPANY**, a Washington corporation


By   
EDWIN G. VETTER  
Assistant Vice President

STATE OF WASHINGTON }  
COUNTY OF KING } ss.

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 10<sup>th</sup> day of November, 1999.



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

1999 111 5001487

**SUBSTITUTE EXHIBIT A**

1999 111 5001487

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 1, Division F, Phase III (North) according to the plat thereof recorded in Volume 191 of Plats, Pages 46 through 49, 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 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 I, according to the plat thereof, recorded in volume 190 of plats, pages 21 through 23, in King County, Washington.

1999 111 5001487

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 50-52, in King County, Washington.

(Proposed Division M)

Lot B of City of Snoqualmie Boundary Line Adjustment No. LLA 98-03 (also known as “Snoqualmie Boundary Line Adjustment No. 2”) as recorded under King County recording number 9811169002.

(Proposed Division R)

Parcel 1 as described and delineated on the Record of Survey recorded under recording number 9809099005 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°27'24" East, 347.45 feet;

Thence south 00°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

1999 111 5001487

bears South 03°28'07" East, through a central angle of 03°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°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).



19991115001487

PAGE 001 OF 006

11/15/1999 14 57  
KING COUNTY, WA

When Recorded, Return to

**HILLIS CLARK MARTIN & PETERSON, P.S.**  
Attention: Steven R. Rovig  
500 Galland Building  
1221 Second Avenue  
Seattle, WA 98101-2925

1999 111 5001487

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

<b>Grantor:</b>	<u>WEYERHAEUSER REAL ESTATE COMPANY</u>
<b>Grantee:</b>	<u>PLAT OF SNOQUALMIE RIDGE</u>
<b>Legal Description (abbreviated):</b>	<u>Sections 23, 25, 26, and 35, Township 24 North, Range 7 East, W.M., in King County, Washington</u>
<input checked="" type="checkbox"/> Additional on.	<u>Substitute Exhibit A</u>
<b>Assessor's Tax Parcel ID #:</b>	<u>785200-0010 through 0620, 785201-0010 through 1080, 785198-0010 through 0370, 785199-0010 through 0480, 262407-9046, 785202-0010 through 0880, 785203-0010 through 1110, 785204-0010 through 0240, 785205-0010 through 0280, 262407-9039 785206-0010 through 0550, 262407-9056, 262407-9051, 262407-9049, 262407-9077,</u>
<b>Reference Nos. of Documents Released or Assigned:</b>	<u>9704250998</u>

**THIS THIRD AMENDMENT** ("Third Amendment") is made as of the 28<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; as amended by that certain First Amendment recorded under King County Recording No. 19990713002070; and by that certain Second Amendment recorded under King County Recording No. 19991027000922 (as amended, "Declaration")

CHICAGO TITLE INS. CO.  
REF# W9901285-10

1999 111 5001487

1. **Amendment of Property Subject to Declaration.** For the purpose of subjecting additional property to the Declaration, Exhibit A of the Declaration is hereby amended in its entirety and replaced by **SUBSTITUTE EXHIBIT A** attached hereto and incorporated herein by this reference.

2. **Authority to Amend.** This Third 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 Third 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



STATE OF WASHINGTON

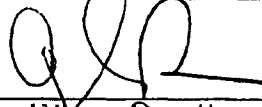
COUNTY OF KING

} ss.

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 10<sup>th</sup> day of November, 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 Belleve  
My Commission Expires 2-24-02

1999 111 5001487

**SUBSTITUTE EXHIBIT A**

1999 111 5001487

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 1, Division F, Phase III (North) according to the plat thereof recorded in Volume 191 of Plats, Pages 46 through 49, 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 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 I, according to the plat thereof, recorded in volume 190 of plats, pages 21 through 23, in King County, Washington.

1999 111 5001487

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 50-52, in King County, Washington.

(Proposed Division M)

Lot B of City of Snoqualmie Boundary Line Adjustment No. LLA 98-03 (also known as “Snoqualmie Boundary Line Adjustment No. 2”) as recorded under King County recording number 9811169002.

(Proposed Division R)

Parcel 1 as described and delineated on the Record of Survey recorded under recording number 9809099005 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°27'24" East, 347.45 feet;

Thence south 00°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

1999 111 5001487

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).