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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
03/14/2000 15:22
KING COUNTY, WA

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

Grantor.	WEYERHAEUSER REAL ESTATE COMPANY
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"/> 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, 785203-0010 through 1110, 785204-0010 through 0240, 785207-0010 through 0290, 785208-0010 through 0110, 785206-0010 through 0550, 262407-9039, 785205-0010 through 0280, 785209-0010 through 1020, 262407-9077, 262407-9049, 262407-9051
Reference Nos. of Documents Released or Assigned:	9704250998

THIS FIFTH AMENDMENT ("Fifth Amendment") is dated for reference purposes February 28, 2000 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, that certain Second Amendment recorded under King County Recording No 19991027000922, that certain

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Third Amendment recorded under King County Recording No 19991115001487, and that certain Fourth Amendment recorded under King County Recording No _____ ("Declaration")

1 **Legal Description** Declarant is the developer of the Property described on EXHIBIT A attached hereto commonly known as Snoqualmie Ridge

2: **Background.** The Articles of Incorporation of the Snoqualmie Ridge Residential Owners Association (the "Association") filed on July 29, 1997, with the Washington Secretary of State, provide for an initial Board of Directors consisting of five (5) directors. The By-Laws of the Association recorded as EXHIBIT E to the Declaration provide for an initial Board of Directors consisting of three (3) directors. The Association has been operating with five (5) directors since its inception. Declarant desires to amend the By-Laws to properly conform to the Articles of Incorporation

3 **Amendment** Sections 3.2, 3.5 (a) and 3.5 (b) of the By-Laws are hereby amended as follows

"3.2 Number of Directors The Board shall consist of three to seven directors, as provided in below. The initial Board shall consist of five directors as identified in the Articles of Incorporation "

[3.5] "(a) Within 30 days after the time that Class "A" Members other than Builders own 25% of the Units proposed by the Master Plan for the property described in Exhibits "A" and "B" of the Declaration, or whenever the Class "B" Member earlier determines, President shall call for an election by which the Voting Representatives shall be entitled to elect one of the five directors, who shall be an at-large director. The remaining four directors shall be appointees of the Class "B" Member. The director elected by the Voting Representatives shall not be subject to removal by the Class "B" Member and shall be elected for a term of two years or until the happening of the event described in subsection (b), whichever is shorter. If such director's term expires prior to the happening of the event described in subsection (b), a successor shall be elected for a like term.

(b) Within 30 days after the time that Class "A" Members other than Builders own 50% of the Units proposed by the Master Plan for the property described in Exhibits "A" and "B" of the Declaration, or whenever the Class "B" Member earlier determines, President shall call for an election by which the Voting Representatives shall be entitled to elect two of the five directors, who shall serve as at-large directors. The remaining three directors shall be appointees of the Class "B" Member. Directors elected by the Voting Representatives shall not be subject to removal by the Class "B" Member and

shall be elected for a term of two years or until the happening of the event described in subsection (c) below, whichever is shorter. If such directors' terms expire prior to the happening of the event described in subsection (c) below, successors shall be elected for a like term."

4 **Revision of Diagram.** The diagram appearing at the end of Section 3.5 of the By-Laws is hereby amended to reflect an initial Board of Directors comprised of five (5) Declarant-appointed members. The diagram is further amended to reflect that within 30 days of when Owners other than Builders own 25% of the Units proposed by the Master Plan, the Board will consist of one director elected by the Voting Representatives and four (4) Declarant-appointed directors.

5 **Authority to Amend.** This Fifth Amendment is made pursuant to Section 19.1 of the Declaration which grants Declarant the authority to unilaterally amend the Declaration for any purpose provided such amendment has no material adverse effect upon any right of any Owner. In addition, the By-Laws are amended pursuant to Section 6.6 (a) of the By-Laws which grants Declarant the authority to unilaterally amend the By-Laws provided the amendment has no material adverse effect upon any right of any Member of the Snoqualmie Ridge Residential Association.


6 **Effective Date.** This Fifth Amendment shall take effect upon recording.

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

EXECUTED the day and year first above written

DECLARANT

WEYERHAEUSER REAL ESTATE COMPANY,
a Washington corporation

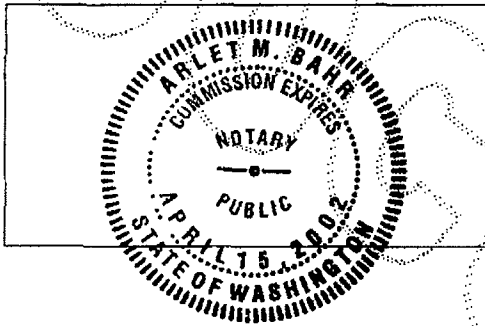
By 
EDWIN G VETTER
Assistant Vice President

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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 1st day of March, 2000



Arlet M Bahr
Printed Name Arlet M Bahr
NOTARY PUBLIC in and for the State of Washington,
residing at Pierce County
My Commission Expires April 15, 2002

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 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

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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

Snoqualmie Ridge Plat 6, Parcel M, according to the plat thereof recorded in Volume 192 of Plats, Pages 32 through 36, in King County, Washington

Snoqualmie Ridge Plat 5, Parcel R, according to the plat thereof recorded in Volume 192 of Plats, Pages 26 through 31, in King County, Washington, which plat includes Snoqualmie Ridge Plat 5, Parcel R, Binding Site Improvement Plan No. FBSIP 99-01, according to the plan thereof recorded in Volume 161 of Condominiums, Pages 75 through 78, 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; also known as Snoqualmie Ridge Townhomes, N-C Townhomes - Binding Site Plan, according to the plan thereof recorded in Volume 193 of Plats, Pages 5 through 8, 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,

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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°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)