

AFTER RECORDING RETURN TO:

Leahy.ps

25 Central Way, Suite 310  
Kirkland, WA 98033  
425-889-8191



2005110001407

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11/10/2005 14:14  
KING COUNTY, WA

MEMORANDUM OF RESTRICTIVE COVENANTS

|   |  |
|---|--|
| <b>Grantor:</b> Snoqualmie Ridge Residential Owners Association   | <b>Grantee:</b> Unit Owners at Snoqualmie Ridge Residential Property   |
| <b>Abbreviated Legal:</b> Sections 23, 25, 26, 27, and 35, Twn 24 N, R7 E; W.M. in King County, Washington. | <b>Reference Number(s) of Related Documents:</b><br>9704250998, 19990713002070, 19991027000922, 19991115001487, 20000314001537, 20000314001538, 20000907001328, 20010130000828, 20010725001425, 20010725001426, 20020425000649, 20021219002580, 20030305001810, 20031006000004, 20031203001576, 20031218001918, 20040317001141, 20040922000916, 20050812000958, 20050825000527 |

**Tax Parcel No(s):**

|                      |                    |                |             |
|----------------------|--------------------|----------------|-------------|
| 785198-0010 / 0370   | 785208-0010 / 0110 | 252407-9037    | 262407-9052 |
| 785199-0010 / 048    | 785211-0010 / 0830 | 252407-9038    | 262407-9045 |
| 785200-0010 / 0620   | 785210-0010 / 0490 | 252407-9039    | 262407-9060 |
| 785201-0010 / 1080 0 | 785215-0210 / 0420 | 252407-9040    | 262407-9077 |
| 785207-0010 / 0290   | 785218-1010        | 252407-9042    | 262407-9039 |
| 785202-0010 / 0880   | 785320-0010        | 252407-9045    | 262407-9059 |
| 785208-0010 / 1110   |                    |                | 262407-9068 |
| 785204-0010 / 0240   | 252407-9028        | 262407-9001-05 | 262407-9069 |
| 785209-0010 / 1020   | 252407-9029        | 262407-9031-09 | 262407-9071 |
| 785205-0010 / 0280   | 252407-9030        | 262407-9032-08 | 262407-9082 |
| 785206-0010 / 0550   | 252407-9035        | 262407-9033-07 | 262407-9070 |

|                |                |                |                |
|----------------|----------------|----------------|----------------|
| 272404-9092-04 | 352407-9005-00 | 352407-9013-00 | 352407-9026-05 |
| 272407-9093-03 | 352407-9006-09 | 352407-9014-09 |                |
| 272407-9001-04 | 352407-9007-08 | 352407-9015-08 | 022307-9076-04 |
|                | 352407-9008-07 | 352407-9016-07 | 022307-9077-03 |
| 352407-9001-04 | 352407-9009-06 | 352407-9012-00 | 022307-9078-02 |
| 352407-9002-03 | 352407-9010-03 | 352407-9022-09 | 022307-9067-05 |
| 352407-9003-02 | 352407-9011-02 | 352407-9023-08 |                |
| 352407-9004-01 | 352407-9012-01 | 352407-9025-06 |                |

## MEMORANDUM OF RESTRICTIVE COVENANTS

Restrictive covenants (“the Covenants”), bearing an initial recording number of 9704250998, affect all Lots in Snoqualmie Ridge (“the Community”). Rights and duties contained in the Covenants may affect closing of a sale of a Lot in the Community. This Memorandum of Restrictive Covenants alerts parties to a closing to some parts of the Covenants that may be relevant to the closing:

1. **Automatic Lien.** A lien against a Lot automatically exists when an Owner of a Lot fails to timely meet a financial obligation to the Association (e.g. a normal assessment, a special assessment, or fines, legal fees and costs related to enforcement of the Covenants against the Lot). (*Article VIII, Section 8.8.*)
  
2. **Non-Compliance With Use Restrictions.** The Covenants restrict use of a Lot and require the Association’s prior written approval of certain exterior improvements on a Lot. (*Article III, Section 3.3; Exhibit C; Article IV, Section 4.2.*) The Covenants give the Association various remedies it can use to bring a non-compliant Lot back into compliance with these restrictions and requirements (e.g. fining, entering a Lot to remove a violation, or seeking a court order requiring the Lot’s Owner to cure the violation). (*Article VII, Section 7.4.*)
  
3. **Sale Notification.** The Covenants require that parties to a sale notify the Association of the sale. (This “Sale Notification” is needed so that (1) the Association can receive payment at closing of all amounts the Seller(s) owes the Association and (2) the Association can change its records to accurately identify the Buyer(s) as the new Owner(s) of the Lot.) (*Article XVII.*)
  
4. **Certification of Obligation.** When a sale of a Lot is in escrow, the Covenants permit an Owner(s) to request in writing that the Association issue a written certification of the amounts due from the Owner(s) to the Association for that Lot. (That certification protects parties to a sale, since the Covenants bind the Association to abide by the certification it issues.) (*Article VIII, Section 8.7.*)
  
5. **Contact Information.** The Sale Notification requirement noted above can be met by sending a notification to the Association substantially the same as this:

"This notifies the Association that Lot \_\_\_\_ of \_\_\_\_\_, located at street address \_\_\_\_\_, is being conveyed by its current Owner(s), \_\_\_\_\_, to its new Owner(s), \_\_\_\_\_. This conveyance will take effect upon recording of the statutory warranty deed from the current Owner(s) to the new Owner(s) on or about the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_."

The current contact information for the Association is:

Snoqualmie Ridge Residential Owners Association  
c/o Property Manager  
35131 SE Douglas Street, Suite 114  
Snoqualmie, WA 98065  
425-396-5430

(Note that a request for a Certification of Obligation, noted above, can be sent to the Association using this same contact information unless the Association has recorded an actual Notice of Claim of Lien against the Lot. In that case, a Certificate of Obligation request should be directed to the person who signed the Notice of Claim of Lien, using the contact information contained in the Notice of Claim of Lien.)

Dated this 8th day of November, 2005

  
\_\_\_\_\_  
Terrence A. Leahy, Attorney

Leahy.ps

25 Central Way, Suite 310  
Kirkland, WA 98033  
425-889-8191

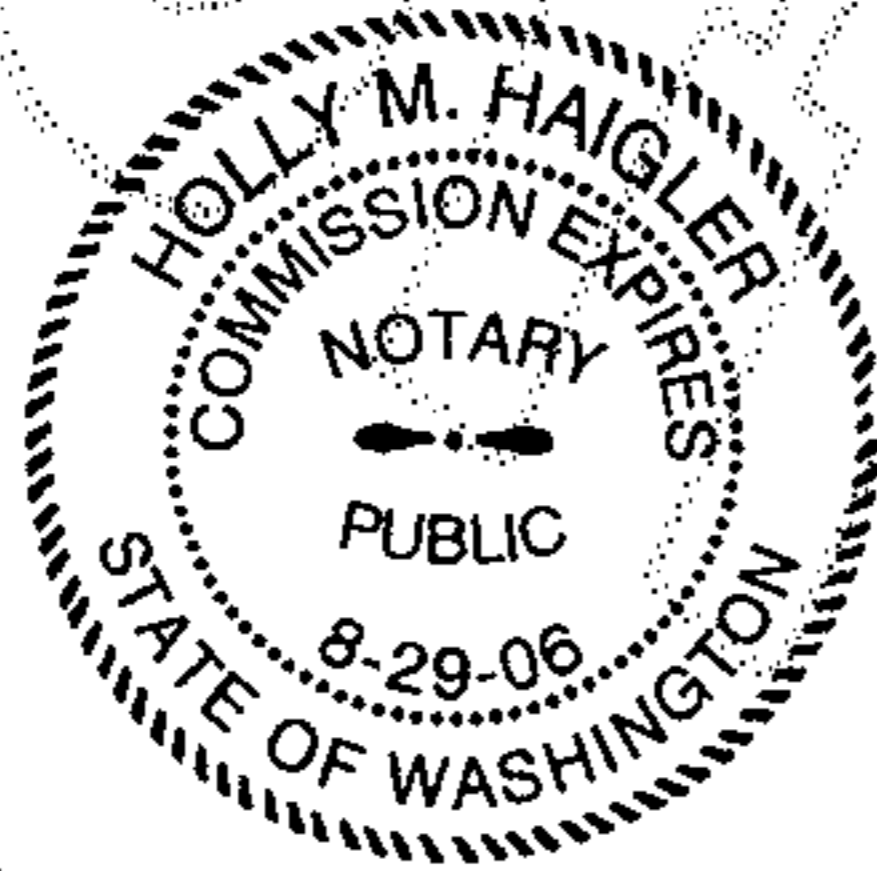
STATE OF WASHINGTON )

) ss.

COUNTY OF KING )

On this 8<sup>th</sup> day of November, 2005, personally appeared before me Terrence A. Leahy, who executed the instrument above, and who acknowledged it to be the free and voluntary act of Snoqualmie Ridge Residential Owners Association for the uses and purposes mentioned within it, and who on oath stated that he was authorized to execute the instrument.

Dated November 8, 2005.



Holly M. Haigler  
Notary Public in and for the State of Washington.  
My Appointment Expires 8-29-06  
Print/type name Holly M. Haigler

Document