



20070104000458

STEWART TITLE COV 35.00
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01/04/2007 10:47
KING COUNTY, WA

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STEWART TITLE
20070104000458

When recorded, return document to:

Quadrant Homes
14725 SE 36th Street, Suite 200
P.O. Box 130
Bellevue, Washington 98009
Attn: Amelia Adair

DOCUMENT TITLE:	Amendment to Declaration of Protective Covenants, Conditions, Easements and Restrictions of Fern Crest to Add Additional Real Property
REFERENCE NUMBER(S):	2005015000587; 20050218001129; 20050816001191; 20050824000849
GRANTOR(S):	The Quadrant Corporation
GRANTEE(S):	The Quadrant Corporation; Fern Crest Homeowners Association; the Public
LEGAL DESCRIPTION:	Fern Crest Div. 3, AFN 20061212000195; Fern Crest Div. 1, AFN 2005015000587
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	152205-9008-05, 2517001010

**AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, EASEMENTS & RESTRICTIONS OF FERN CREST
TO ADD ADDITIONAL REAL PROPERTY**

A. RECITALS

1. Real Property – Plat of Fern Crest Division 1. The Quadrant Corporation, a Washington corporation (hereafter "Declarant") is the Declarant of the Declaration of Protective Covenants, Conditions, Easements and Restrictions of Fern Crest, recorded at King County Recorder's No. 20050218001129 (hereafter referred to as the "Declaration"), and Declarant was at the time of the recording of the Declaration the owner in fee simple of all the following real property (the "Real Property" as defined in the Declaration):

Lots 1 through 96 and Tracts C, D, E, F, G, H, I, J and K of the plat of Fern Crest Division 1, per plat recorded in Volume 226 of Plats, Pages 73 through 79, Recorder's No. 20050215000587, Records of King County, Washington, subject to easements, covenants, conditions, and restrictions of record. Situate in King County, State of Washington.

2. Prior Amendment – Adding Plat of Fern Crest Division 2. Declarant previously amended the Declaration by instrument recorded at King County Recorder's No. 20050824000849 to add Fern Crest Division 2 to the Properties subject to the Declaration.

3. Additional Real Property – Adding Plat of Fern Crest Division 3. Declarant is the owner in fee simple of the following real property (hereafter referred to herein as the "Additional Real Property" and as "Fern Crest Division 3"):

Lot 3, KCSP 480049, under Recording Number 8202110326, records of King County, Washington, also known as:

Lots 1 through 20 and Tracts A, B, C and D of the plat of Fern Crest Division 3, per plat recorded in Volume 238 of Plats, Pages 052 through 055, Recorder's No. 20061212000195, Records of King County, Washington, subject to easements, covenants, conditions, and restrictions of record. Situate in King County, State of Washington.

4. Purpose of Amendment. The purpose of this Amendment is to add the Additional Real Property described herein to the Declaration, and to confirm the title to all common areas of the Additional Real Property in the Fern Crest Homeowners Association. In addition, the purpose of this Amendment is to convey title to Tract J of Fern Crest Division 1 to the Fern Crest Homeowners Association.

B. AMENDMENT OF THE DECLARATION TO ADD ADDITIONAL REAL PROPERTY

The Additional Real Property, identified in Article One, definition number 1.2, qualifies under Article Two, Section One of the Declaration to be added to the description of the "Properties" contained in the Declaration in Article One, definition number 1.20. Therefore, the Declarant, which owns such Additional Real Property, elects to subject the Additional Real Property to the terms of the Declaration as permitted by Article Two, making the Additional Real Property and the Real Property collectively the "Properties," subject to the terms of the Declaration, and granting to the Owners of Lots located on such Additional Real Property all the rights and benefits to which Members of the Association are entitled.

The undersigned Declarant hereby covenants, agrees and declares that all of the Additional Real Property and Housing Units constructed on the Additional Real Property are and will be held, sold and conveyed subject to the Declaration, which is made for the purpose of enhancing and protecting the value, desirability and attractiveness of the Real Property and the Additional Real Property for the benefit of all of the Real Property, the Additional Real Property and the owners thereof. The covenants, restrictions, reservations and conditions contained in the Declaration shall run with the Additional Real Property as easements and equitable servitudes, and shall be binding upon the Additional Real Property and each portion thereof and all persons owning, purchasing, leasing, subleasing or occupying any Lot on the Additional Real Property, and upon their respective heirs, successors and assigns.

C. AMENDMENT OF THE DECLARATION TO CONVEY REAL PROPERTY TO ASSOCIATION

The land located in the plat of Fern Crest Division 1, legally described as:

Tract J of Fern Crest Division 1, per plat recorded in Volume 226 of Plats, Pages 73 through 79, Recorder's No. 20050215000587, Records of King County, Washington.

is hereby conveyed to the Fern Crest Homeowners Association, a Washington non-profit corporation, for ownership and maintenance purposes, and is hereby added to the Common Areas, as defined in the Declaration. The Association shall henceforth administer such Tract J, along with the Common Areas delineated on the plat of Fern Crest Division 1, on the plat of Fern Crest Division 2, and on the plat of Fern Crest Division 3.

D. COMMON AREAS CONFIRMED OWNED BY HOMEOWNERS ASSOCIATION

The land located in the plat of Fern Crest Division 3, legally described as:

Tracts B, C and D of Fern Crest Division 3, per plat recorded in Volume 238 pages 052 through 055, inclusive, King County Recording No. 2006 1212000195, situate in the County of King, State of Washington.

is hereby confirmed as the property of the Fern Crest Homeowners Association, a Washington non-profit corporation, as conveyed to the Association by recordation of the plat of Fern Crest Division 3, page 3, note 5, and is hereby added to the Common Areas, as defined in the Declaration. The Common Areas shall also include any planter islands identified on the face of the plat. The Association shall henceforth administer such Common Areas located in Fern Crest Division 3, along with the Common Areas delineated on the plat of Fern Crest Division 1 and on the plat of Fern Crest Division 2.

E. EFFECTIVE DATE

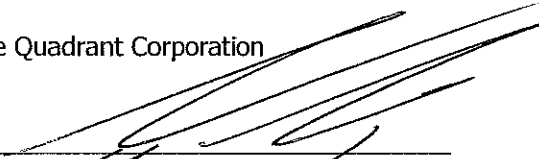
This Amendment shall be effective on the date it is recorded in the King County Recorder's Office.

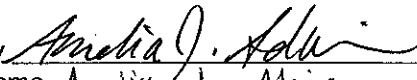
DECLARANT:

ACCEPTANCE OF COMMON AREAS:

The Quadrant Corporation

Fern Crest Homeowners Association

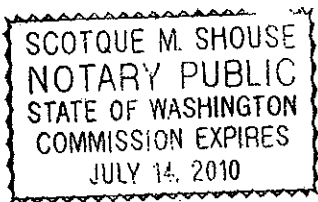
By 
Name Megan Lorenz
Its VICE PRESIDENT

By 
Name Amelia J. Adair
Its President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Michael Lorenz is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Vice President of THE QUADRANT CORPORATION, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 3 day of Nov, 2006.



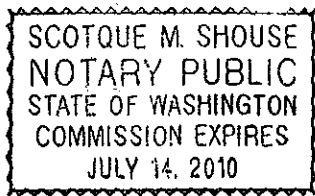
Scotque Shouse

Scotque Shouse
(print or type name)
NOTARY PUBLIC in and for the State of Washington,
residing at Tacoma
My Commission expires: 7-14-10

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Amelia J. Adair is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the President of FERN CREST HOMEOWNERS ASSOCIATION, a Washington non-profit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 3 day of Nov, 2006.



Scotque Shouse

Scotque Shouse
(print or type name)
NOTARY PUBLIC in and for the State of Washington,
residing at Tacoma
My Commission expires: 7-14-10