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File No. 102:034



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CHICAGO TITLE AMND 35.00  
PAGE 001 OF 004  
08/24/2005 11:00  
KING COUNTY, WA

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
GRANTOR(S):	The Quadrant Corporation, a Washington corporation
GRANTEE(S):	The Quadrant Corporation, a Washington corporation; Fern Crest Homeowners Association; the Public
LEGAL DESCRIPTION:	Fern Crest Div. 2, AFN-20050816001191
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	2517000-1030

CTI - W0501149-10 (4)

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

**A. RECITALS**

1. Real Property. 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. Additional Real Property. 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 2"):

Tract "M" of Fern Crest Division 1, according to the plat recorded February 15, 2005, under Recording Number 20050215000587, records of King County, Washington, also known as:

Lots 1 through 75 and Tracts A, B and L of the plat of Fern Crest Division 2, per plat recorded in Volume 229 of Plats, Pages 68 through 73, Recorder's No. 20050816001191, Records of King County, Washington, subject to easements, covenants, conditions, and restrictions of record. Situate in King County, State of Washington.

3. Purpose of Amendment. The purpose of this Amendment is to add the Additional Real Property described herein to the Declaration, to confirm the title to all common areas of the Additional Real Property in the Fern Crest Homeowners Association, and to identify for potential future inclusion as a part of the Properties of Fern Crest more Additional Real Property, which Declarant may elect to subject to the Declaration in the future.

#### **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. COMMON AREAS CONFIRMED OWNED BY HOMEOWNERS ASSOCIATION**

The land located in the plat of Fern Crest Division 2, legally described as:

Tracts A, B and L of Fern Crest Division 2, per plat recorded in Volume 229, pages 68 through 73, inclusive, King County Recording No. 200520050816001191, situate in the County of King, State of Washington.

is hereby confirmed as the property of the Fern Crest Homeowners Association, as conveyed to the Association by recordation of the plat of Fern Crest Division 2, page 3, notes 6 and 7, and is hereby added to the Common Area, 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 2, along with the Common Areas delineated on the plat of Fern Crest Division 1.

**D. DESIGNATION OF ADDITIONAL REAL PROPERTY**

The Declarant holds a contract right to purchase and own certain real property that lies adjacent to the Properties. Pursuant to the power vested in Declarant by Article One, definition 1.2 and Article Two, Section One, Declarant hereby designates the real property legally described as:

Lot 3, as delineated on King County Short Plat No. 480049 as recorded under King County Recording Number 8202110326, being a short plat of a portion of the South 660 feet of the East 330 feet of the Northwest quarter of the Northwest quarter of Section 15, Township 22 North, Range 5 East, W.M., in King County, Washington, subject to and together with easement of record

as Additional Real Property which Declarant may subject to the terms of the Declaration at a future date, in Declarant's sole discretion.

**E. EFFECTIVE DATE**

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

**DECLARANT:**

The Quadrant Corporation  
a Washington Corporation

By *Skip Holman*  
Skip Holman, Vice President

**ACCEPTANCE OF COMMON AREAS:**

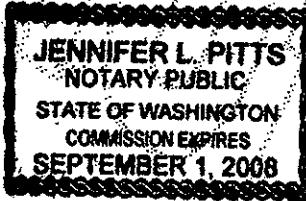
Fern Crest Homeowners Association  
a Washington non-profit corporation

By *Amelia J. Adair*  
AMELIA J. ADAIR President Secretary/Treasurer

STATE OF WASHINGTON )  
 )  
COUNTY OF KING )

ss.

I certify that I know or have satisfactory evidence that **Skip Holman** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as a 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 this instrument.



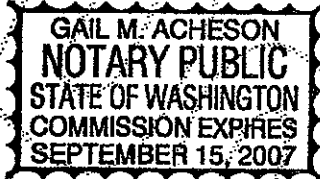
DATED: 19 August 2005

Jennifer L Pitts  
Jennifer L Pitts (Printed Name)  
Notary Public - My Appointment Expires: 9/1/2008

STATE OF WASHINGTON )  
 )  
COUNTY OF KING )

ss.

I certify that I know or have satisfactory evidence that AMELIA ADAIR is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as SECRETARY-TREASURER of Northlake Ridge Homeowners Association, a Washington non-profit corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.



DATED: 19 August 2005

Gail M Acheson  
Gail M. Acheson (Printed Name)  
Notary Public - My Appointment Expires: 9/15/07

AMENDMENT