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PAGE 001 OF 009
05/22/2003 15:52
KING COUNTY, WA

Jeffrey E Hamilton
Crofton Hills, LLC
7947 159th Pl NE, Suite 100
Redmond, WA 98052

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DOCUMENT TITLE:	Second Amendment to Declaration of Covenants, Conditions and Restrictions of Crofton Hills
REFERENCE NUMBER(S) OF RELATED DOCUMENTS:	20020927001447 and 20021223001750
Additional reference numbers on page(s) <u>N/A</u> of document.	
GRANTOR:	1. Crofton Hills, LLC 2. Premier Construction and Development, LLC 3. Sound Built Homes, Inc. 4. Crofton Hills Homeowners' Association
GRANTEE:	Plat of Crofton Hills
ABBREVIATED LEGAL DESCRIPTION:	SW 1/4 of SE 1/4, 23-22-05 (Crofton Hills, V. 210, P. 57-63)
Additional legal on Exhibit A as page <u>9</u> of document	
ASSESSOR'S TAX PARCEL NO(S).	232205-9044, 232205-9091, 232205-9043

CHICAGO TITLE INS. CO. 9
REF# W030117-10

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
CROFTON HILLS
COVINGTON, WASHINGTON**

THIS SECOND AMENDMENT TO DECLARATION is made this 20th day of May, 2003, by the Crofton Hills Homeowners' Association, a Washington nonprofit corporation (the "Association") and the undersigned Owners, and amends that certain Declaration of Covenants, Conditions and Restrictions of Crofton Hills recorded under King County Recording Number 20020927001447 (the "Declaration").

- A. WHEREAS, pursuant to Section 14.1 of the Declaration, the Association may amend the Declaration upon recommendation of the Board of Directors of the Association and the approval of all of the Owners and the Declarant (so long as Declarant owns any Lots); and
- B. WHEREAS, the undersigned are the Declarant and all of the Owners of all the Lots, and
- C. WHEREAS, the Board of Directors has recommended that the Declaration be amended as provided below; and
- D. WHEREAS, the Owners and Declarant wish to so amend the Declaration;

NOW THEREFORE, in consideration of the above recitals, the Association and the undersigned Owners hereby make and declare the following amendments to the Declaration:

1. The following new Section 12.5 is hereby added:

12.5 **Storm Drainage Easements**. A private perpetual, nonexclusive storm drainage easement is hereby granted and conveyed to the Lot Owners and the Association under and upon the exterior five (5) feet adjoining each side and rear boundary line of each Lot and Tract. If the boundary line of any Lot or Tract is altered, the easement shall relocate accordingly. The Association shall have the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild an

enclosed or open channel storm water conveyance system and/or other drainage facilities under, upon or through the drainage easement; provided, however, that each Lot Owner shall have the explicit responsibility for maintaining the portion of the system located on the Owner's Lot.

2. All other provisions of the Declaration remain unchanged.

IN WITNESS WHEREOF, the Association, the Declarant and the Owners have executed this Amendment the day and year first hereinabove written.

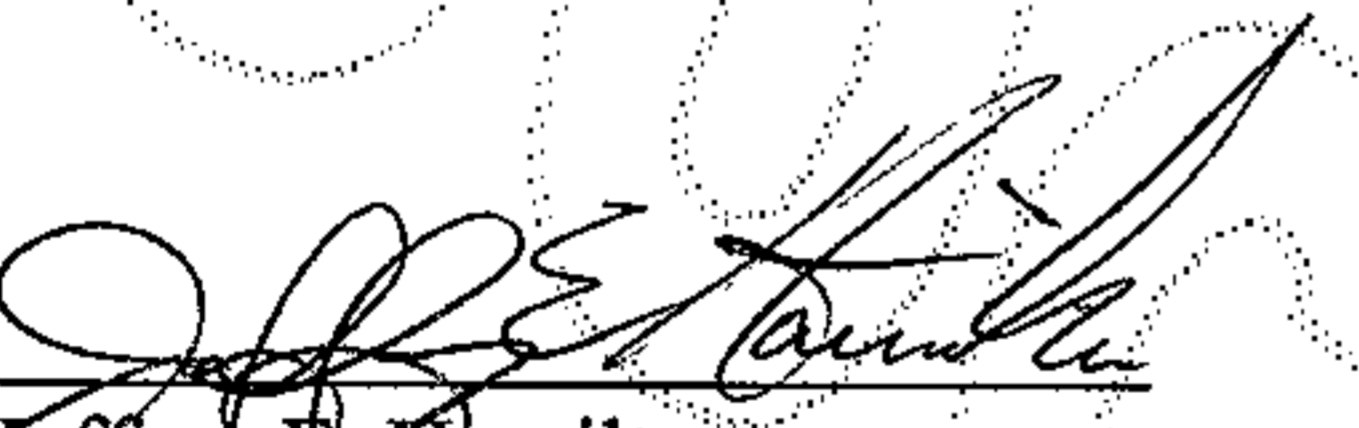
DECLARANT:

CROFTON HILLS, LLC,
a Washington limited liability company

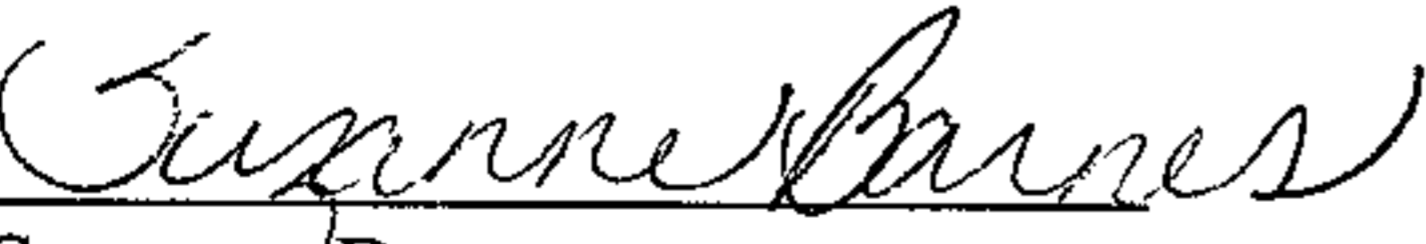
By: 
Jeffrey E. Hamilton
Its: Chief Financial Officer

ASSOCIATION:

CROFTON HILLS HOMEOWNERS'
ASSOCIATION,
a Washington nonprofit corporation

By: 
Jeffrey E. Hamilton
Its: President

ATTEST:


By: 
Suzanne Barnes
Its: Secretary

OWNERS:

PREMIER CONSTRUCTION AND
DEVELOPMENT, LLC,
a Washington limited liability company

By: 
Ryan McGowan
Its: Managing Member

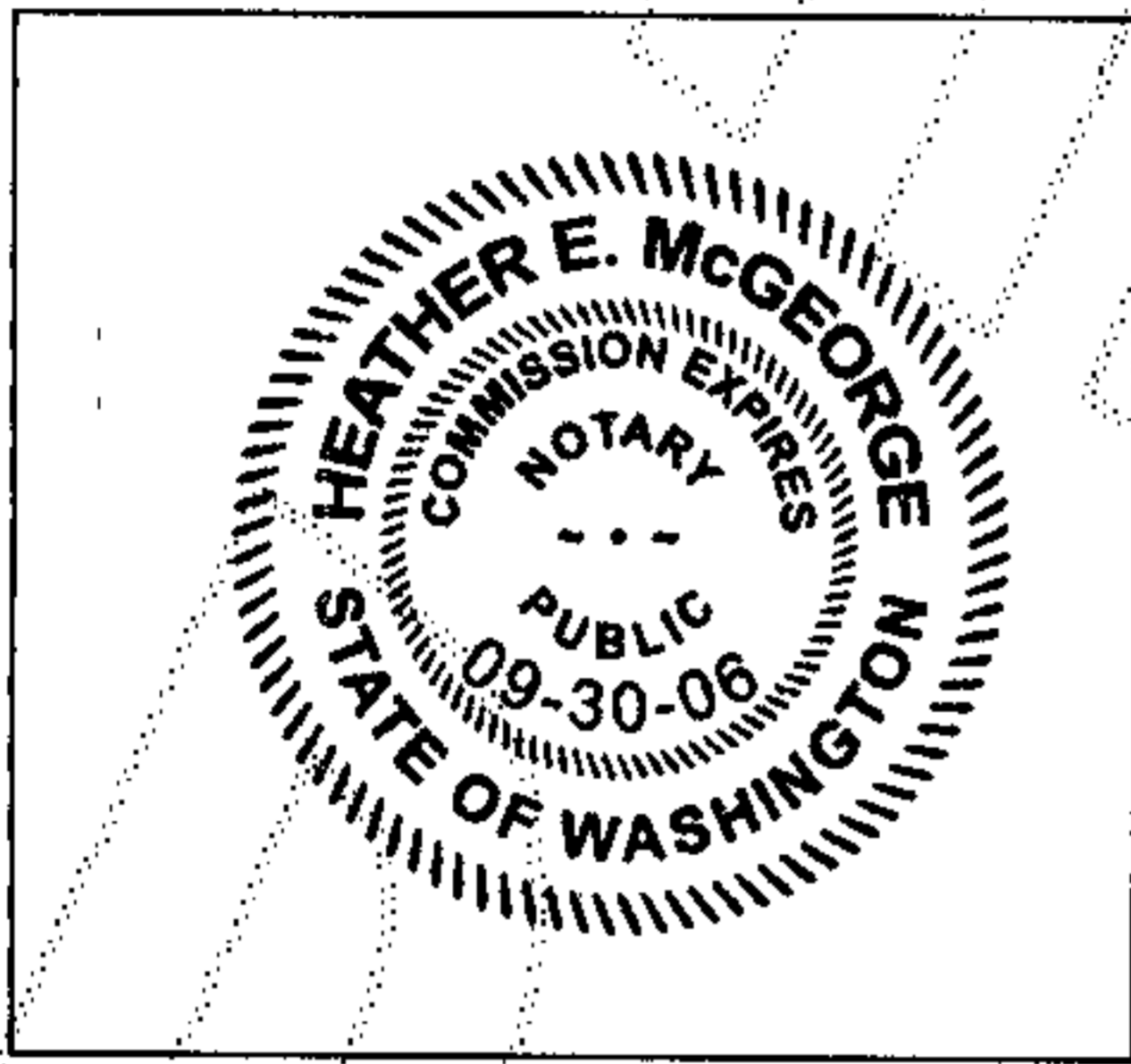
SOUND BUILT HOMES, INC.,
a Washington corporation

By: 
Gary Racca
Its: President

STATE OF WASHINGTON)
) SS'
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jeffrey E Hamilton is the person who appeared before me, and said person acknowledged that he signed the instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Chief Financial Officer of CROFTON HILLS, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 19, 2003.



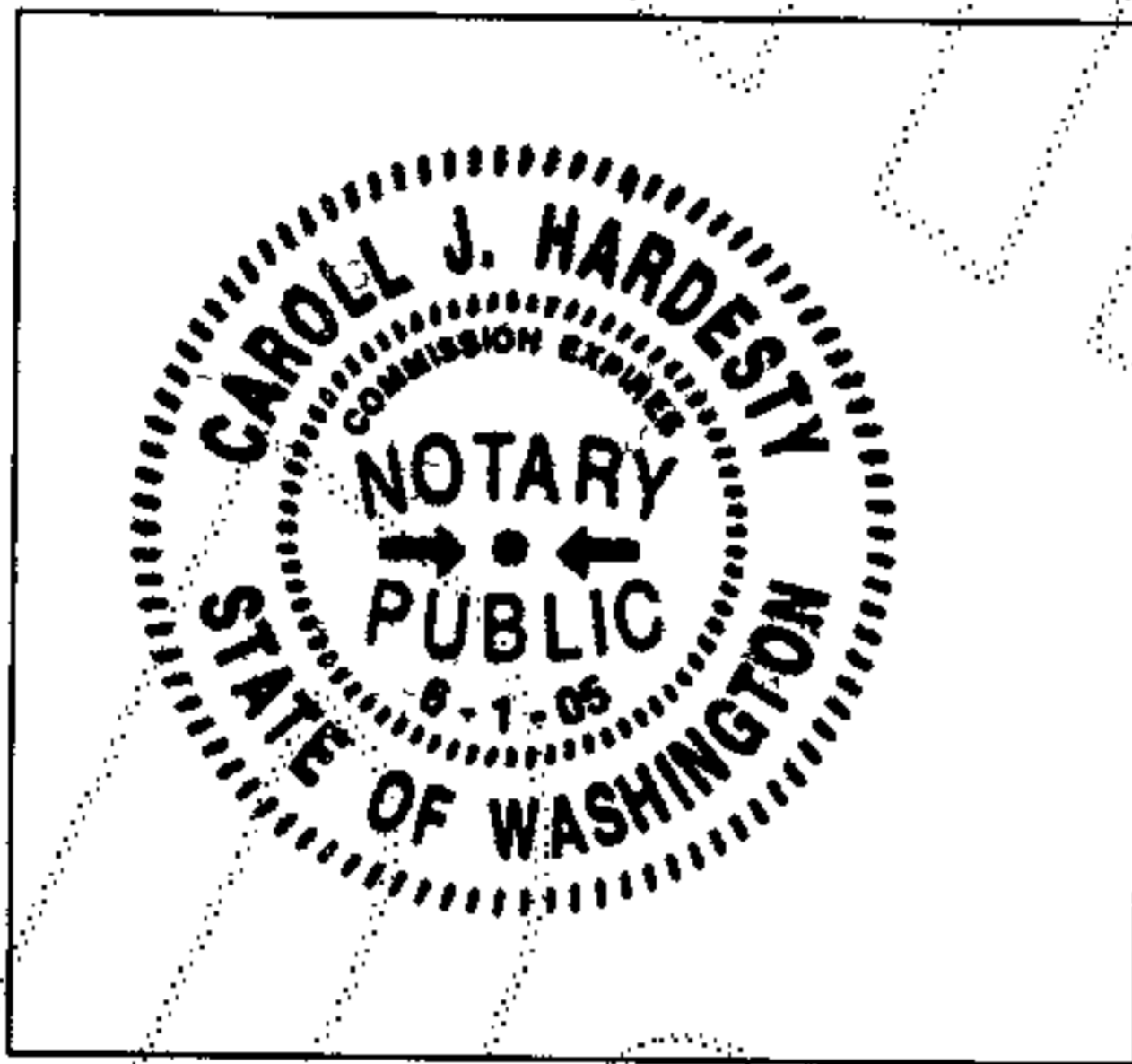
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Heather McGeorge
Print Name Heather McGeorge
NOTARY PUBLIC in and for the State of
Washington, residing at Kirkland
My Appointment expires: 9/30/06

STATE OF WASHINGTON)
) SS:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Gary J. Rocco is the person who appeared before me, and said person acknowledged that he/she signed the instrument, on oath stated that he/she was authorized to execute this instrument and acknowledged it as the President of SOUND BUILT HOMES, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

DATED 5-20, 2003.



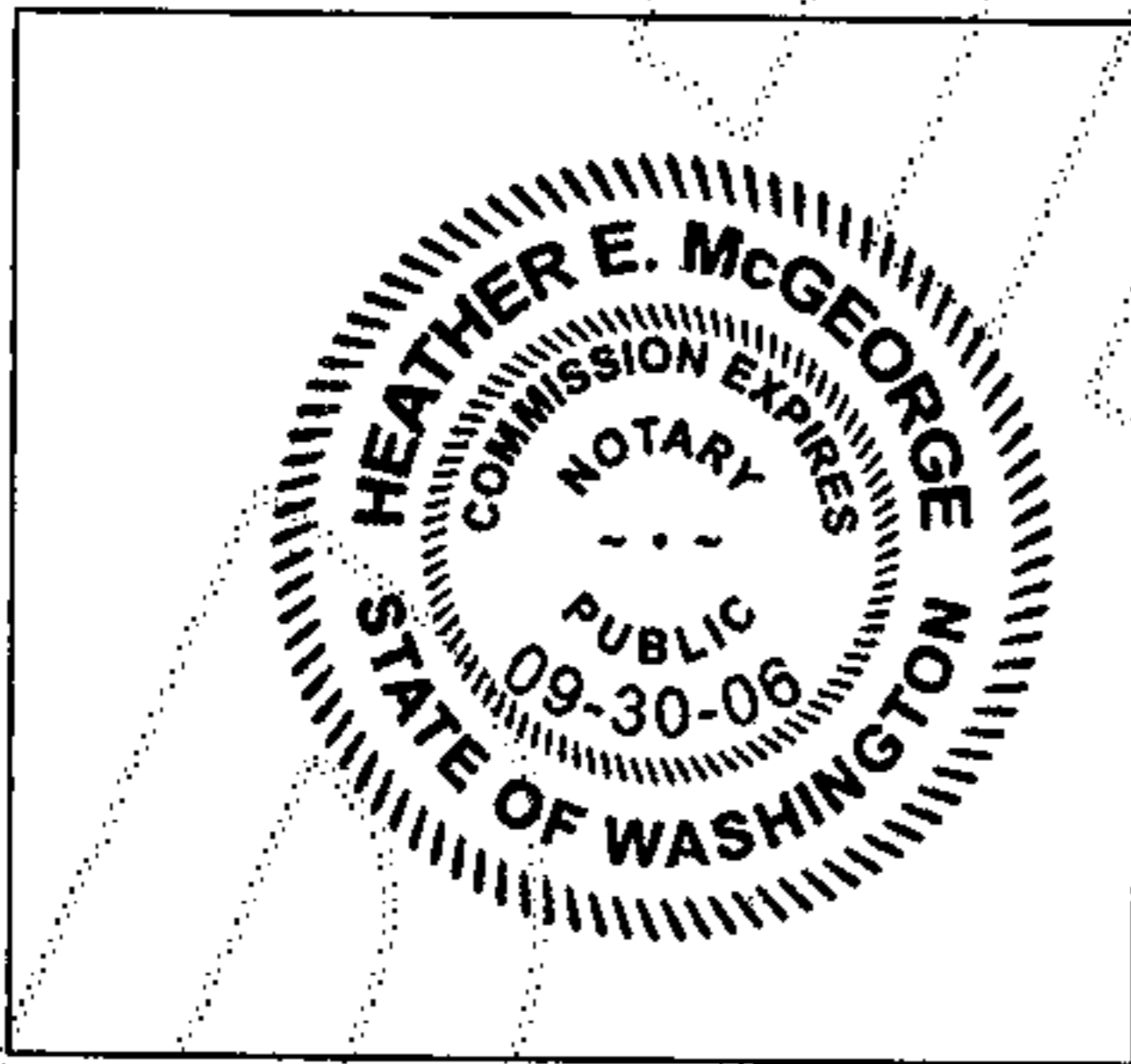
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Carol J. Hardesty
Print Name: Carol J. Hardesty
NOTARY PUBLIC in and for the State of
Washington, residing at Ally Valley
My Appointment expires: 6-1-05

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Suzanne Barnes is the person who appeared before me, and said person acknowledged that he/she signed the instrument, on oath stated that he/she was authorized to execute this instrument and acknowledged it as the Secretary of CROFTON HILLS HOMEOWNERS' ASSOCIATION, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED. May 19, 2003.



(Use this space for notarial stamp/seal)

Heather McGeorge
Print Name: Heather McGeorge
NOTARY PUBLIC in and for the State of
Washington, residing at Kirkland
My Appointment expires 9/30/06

EXHIBIT A

Legal Description of the Project

Parcels A, B and C of City of Covington Boundary Line Adjustment No. BLA 01-002, according to the plat thereof recorded under King County Recording Number 20011023900004, said boundary line adjustment being a subdivision of portions of the Southwest quarter of the Southeast quarter and of the Southeast quarter of the Southeast quarter, of Section 23, Township 22 North, Range 5 East, Willamette Meridian, in King County, Washington.

(Also known as the Plat of Crofton Hills, according to the plat thereof, recorded in Volume 210 of Plats, Pages 57 through 63, in King County, Washington.)