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BARRY J HASSON COV 44.00  
PAGE001 OF 003  
03/10/2008 15:23  
KING COUNTY, WA

Title: AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS  
(CCRs) OF HIGHLAND GROVE HOMEOWNERS ASSOCIATION

Reference numbers of related documents: 9111221791

Grantor(s): Highland Grove Homeowners Association Owners

Grantee(s): Highland Grove Homeowners Association

Legal Description:

Garden Grove, an addition to King County, Washington, according to the plat thereof, recorded in Volume 155 of Plats, pages 66 through 68, records of King County, Washington.

Previously legally described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M., IN THE CITY OF DUVALL, COUNTY OF KING, STATE OF WASHINGTON, LYING EAST OF THE SEATTLE-TACOMA POWER COMPANY RIGHT OF WAY, EXCEPT COUNTY ROAD.

Assessor's Property Tax Parcel Account Number(s): 3296900010 - 3296900310

ORIGINAL

AMENDMENTS TO  
COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) OF  
HIGHLAND GROVE HOMEOWNERS ASSOCIATION

The Covenants, Conditions and Restrictions (hereinafter "CCRs") of Highland Grove Homeowners Association created the CCRs through recording a Declaration of Covenants, Conditions and Restrictions (CCRs) and Easements and Reservations of Highland Grove and the Survey Maps and Plans in the records of King County. The CCRs bear recording number 9111221791. The plat of Highland Grove (then known as Garden Grove) was recorded in Volume 155 of Plats, pages 66 through 68, King County, Washington.

To satisfy requirements of Section 5.2 of the Articles of Incorporation and Section 3.2 of the Bylaws:

1. A majority of the Board of Directors of Highland Grove Homeowners Association voted to submit this Amendment to CCRs ("the Amendment") to the Owners for their approval;
2. All Owners were duly notified of this proposed Amendment and were given a copy of it before the Owners approved it;
3. Not less than the Owners of twenty-four lots, by voting at a meeting of the Owners or by consenting in writing to this Amendment, have approved the Amendment;

NOW, THEREFORE, the President of Highland Grove Homeowners Association certifies the CCRs to have been amended in the following particulars:

A. Article 3, Section 3.4.9: Radio and Television Aerials. No television or radio aerial shall be erected or placed on any Lot which is visible from the street, roadways, or any other Lot. No rotary beams, separate towers or other similar devices shall be constructed on any Lot.

B. Article 3, Section 3.5: Minimum Standard Materials. In addition to the foregoing standards for improvements of lots within Highland Grove, and in addition to any other minimum standards which the Architectural Control Committee may hereafter establish, all structures within Highland Grove shall meet or exceed the following:

...

Shake Roofs. Only shake, cedar shingle, concrete tile, or architectural asphalt shingles of at least the quality of CertainTeed presidential will be accepted.

...

C. Article 8, Section 8.1.1: Collection of Legal Fees. All legal costs associates with the preparation, filing and enforcement of a lien shall be assessed to the respective landowner. The lien shall not be considered extinguished and the release shall not be finalized until payment in full of both the lien and legal costs.

These Amendments to the CCRs shall take effect upon recording. The terms of this Amendment to the CCRs shall control over and implicitly amend any inconsistent provision of the CCRs or the Bylaws of the Association. Except as amended by this instrument, the CCRs shall remain in full force and effect.

Dated this 3 day of March, 2008.

By: Bret Downing  
Printed Name: Bret Downing  
Title: President  
Highland Grove HOA Board Member

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF KING )

On this 3rd day of MARCH, 2008, personally appeared before me BRET DOWNING who furnished satisfactory evidence that he is the President of Highland Grove Homeowners Association, a Washington corporation, that executed the instrument above, and who acknowledged it to be the free and voluntary act of the corporation for the uses and purposes mentioned within it, and who on oath stated that he was authorized to execute the instrument.

Dated: MARCH 3rd, 2008.

George Sibert  
Printed Name: George Sibert  
Notary Public in and for the State of  
Washington, residing at Seattle  
My appointment expires: 2-24-2012

