

When recorded, return to:

Highland Grove HOA
P.O. Box 1356
Duvall, WA 98019



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WILSON, SCOTT AMND 64.00
PAGE-001 OF 003
07/18/2012 10:51
KING COUNTY, WA

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

Reference numbers of related documents: 9111221791, 20080310002180

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

CERTIFICATE OF AMENDMENT 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 undersigned, being two current Board Members of Highland Grove Homeowners Association, pursuant to Section 14.2 of the CCR certifies the CCRs to have been amended in the following particulars:

Section 2.5 "Landscaping Easements" & "Fence Line Easements" shall mean those easements retained for the purposes of landscaping and fencing including those described above, those hereafter reserved (if any), and those hereby retained upon the following portions of the following described lots:

...

Said easements for Landscaping and Fencing are maintained for the *potential installation* of fencing and landscaping. Neither Declarant nor the Association shall be required to install such fencing or landscaping, provided that once installed, the same shall be maintained by the Association as an expense of maintaining the Common Areas to be assess to the Lot Owners as a whole; **Provided further that when a fence within the fencing easements associated with lots numbered in sections 2.5.1, 2.5.2, 2.5.3 and 2.5.4 is replaced, such fence shall be thereafter owned by the lot owner(s) and the fence and landscaping around it shall be maintained by its' owner(s) and the easement as to the lot shall terminate.**

The intent of this amendment is that the CCRs be read as if the bolded text above, appeared as the last sentence of Section 2.5 and was immediately followed by Section 2.6 on page 7 of the CCRs. This Amendment to the CCRs takes effect upon recording, pursuant to Section 14.2 of the CCRs. Except as amended by this instrument, the CCRs shall remain in full force and effect.

Dated this 17th day of July, 2012.

By:

John D. Taylor

John Taylor

Highland Grove HOA Board Member

By:

Aletha Taylor

Aletha Taylor

Highland Grove HOA Board Member

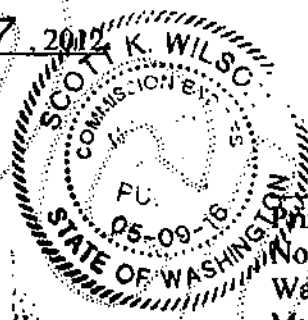
STATE OF WASHINGTON)

)ss.

COUNTY OF KING)

On this 17th day of July, 2012, personally appeared before me John Taylor and Aletha Taylor who 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 they were authorized to execute the instrument.

Dated: July 17, 2012



[Signature]
Printed Name: Scott K. Wilson
Notary Public in and for the State of
Washington, residing at Seattle
My appointment expires: 5-9-16