

WHEN RECORDED RETURN-TO:

WIMER & HARPOLD  
8009 So. 180th, Suite 108  
Kent, WA 98032

AMENDMENT OF  
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
CROFTON HEIGHTS HOMEOWNERS ASSOCIATION

9110160705

This document is an amendment of Declaration filed under Auditor's File No. 8812080878, and relates to that certain property located in King County identified as Plat of Crofton Heights, recorded in Volume 143 of Plats, Pages 77-79 (King County Recording No. 8812070221).

**AMENDMENT OF DECLARATION OF  
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
CROFTON HEIGHTS HOMEOWNERS' ASSOCIATION**

WHEREAS the original of Declaration of Protective Covenants, Conditions and Restrictions for Crofton Heights Homeowners' Association was duly recorded with King County on December 8, 1988, under King County Auditor's File No. 8812080878; and

WHEREAS Article VI, Subsection 6.1 thereof, required that the Declaration could be amended by an affirmative vote of not less than 75% of the lots; and

WHEREAS in excess of 75% of the owners of lots agreed in writing by their signatures affixed to that certain document entitled Exhibit "A" attached hereto and incorporated herein by reference, to amend Article III, Subsection 3.7, as more fully set forth in Exhibit "A"; and

WHEREAS in excess of 75% of the owners of lots agreed in writing by their signatures affixed to that certain document identified as Exhibit "B" attached hereto and incorporated herein by reference, to amend the language relating to amendment of the Declaration of Protective Covenants, Conditions and Restrictions for Crofton Heights as more fully set forth in Exhibit "B" attached hereto,

NOW, THEREFORE, the Declaration of Protective Covenants, Conditions and Restrictions for Crofton Heights is amended as set forth on Exhibits "A" and "B" attached hereto.

Crofton Heights Homeowners' Association, by their duly authorized representative, sets its hand and seal this 15 day of ~~August~~, 1991.

~~SEPTEMBER~~

CROFTON HEIGHTS HOMEOWNERS' ASSOCIATION

By: Paul A. Majer  
PAUL MAJER, President

By: John W. Gibson  
JOHN W. GIBSON, Secretary

STATE OF WASHINGTON )  
                                      ) ss  
COUNTY OF KING         )

This is to certify that on this 11<sup>th</sup> day of <sup>October</sup>~~August~~, 1991, before me, a notary public in and for the State of Washington

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duly commissioned and sworn, came PAUL MAJER, personally known or having presented satisfactory evidence, to be the President of Crofton Heights Homeowners' Association, and acknowledged the said instrument to be the free and voluntary act and deed of said Association for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of the Association.

WITNESS my hand and official seal the day and year in this certificate first above written.



Marilyn A. Schuman

NOTARY PUBLIC in and for the State of Washington, residing at Clubsboro

My Commission Expires: 4/25/93

STATE OF WASHINGTON )

) ss

COUNTY OF KING )

This is to certify that, on this 3<sup>rd</sup> day of ~~August~~ <sup>October</sup>, 1991, before me, a notary public in and for the State of Washington duly commissioned and sworn, came JOHN W. GIBSON, personally known or having presented satisfactory evidence, to be the Secretary of Crofton Heights Homeowners' Association, and acknowledged the said instrument to be the free and voluntary act and deed of said Association for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument on behalf of the Association.

WITNESS my hand and official seal the day and year in this certificate first above written.

Marsha J. McHebe

NOTARY PUBLIC in and for the State of Washington, residing at Buckley

My Commission Expires: 3/6/95

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Article III

3.7 Fences. No fence, wall or hedge shall be erected or placed on any Lot nearer to any street than the minimum building setback line, except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than two feet above the finished grade at the back of said wall. Fences bordering green belt areas shall be of stained cedar or redwood, not to exceed six feet in height, with finished side facing green belt areas. No chain link fencing shall be visible from any street or green belt area. All fences shall be per the ACC approved standard fence design.

Proposed Addition.

Exception for chain link fence may be made for the park area bordered by 256th street providing that the Board of Directors furnish an estimate of cost of erecting said fence and receive approval from a majority of homeowner's.

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EXHIBIT "A"

PRINTED NAME      SIGNATURE      LOT #      DATE

50

PRINTED NAME	SIGNATURE	LOT #	DATE
John Summers	[Signature]	56	10-7-90
Kent Stenger	[Signature]	55	10-7-90
Scott & Sensen	[Signature]	49	10-7-90
Gina Coonan	[Signature]	53	10-7-90
<del>IVAN</del> IVAN DAUSEGEM	[Signature]	48	10-7-90
Jim Boyce	JAMES BOYCE	45	10-7-90
Gandra Bizak	Sandra Bizak	42	10-7-90
Catherine Hafner	Catherine Hafner	40	10-7-90
Nina Seykes	[Signature]	39	10-7-90
Jim Thomson	[Signature]	43	10-7-90
Jenine Lund	Jenine Lund	46	10-7-90
BOB FENTON	Bob Fenton	51	10-7-90
Dennis LaBelle	Dennis LaBelle	52	10-7-90
Rick Chere	Rick Chere	57	10-8-90
<del>FO</del> SUSHAKA	[Signature]	61	10/08/90
PAUL WEBER	[Signature]	38	10/8/90
JEFF & MARY MASSEY	[Signature]	37	10/8/90
MARGARET BARK	[Signature]	25	10-8-90
Kim Galimianis	[Signature]	34	10-8-90
JOSEPH NAWAR	[Signature]	31	10-8-90
ROBERT C. FAITZ	[Signature]	30	10/8/90
LONNY R. WHITE	[Signature]	28	10-8-90
Susan M. Lundgren	SUSAN M. LUNDGREN	26	10-9-90
William H. Hanlen	WILLIAM H. HANLEN	27	10-9-90
Patrick H. Ensigen	PATRICK H. ENSIGEN	70	10/9/90

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10/10/90

PRINTED NAME	SIGNATURE	LOT #	DATE
HUNG KIEU	<i>Hung Kieu</i>	2	10/09/90
PAUL D. SEAMAN	<i>Paul D. Seaman</i>	3	10/9/90
MIKE DAVIS	<i>Michael A. Davis</i>	5	10/9/90
Dennis Alejandro	<i>Dennis Alejandro</i>	13	10/9/90
Joe Sawhill	<i>Joe Sawhill</i>	18	10/9/90
MICHAEL MOREAU	<i>Michael Moreau</i>	24	10/10/90
PAMELA COOK	<i>Pamela Cook</i>	23	10/10/90
Barbara J. Wick	<i>Barbara J. Wick</i>	22	10/10/90
Michael C. Baker	<i>Michael C. Baker</i>	44	10/10/90
WAYNE MCKAMM	<i>Wayne McKamm</i>	6	10/10/90
ROGER YAP	<i>Roger Yap</i>	7	10/10/90
JACK CHILDRESS	<i>Jack Childress</i>	9	10/10/90
Rudolph V. Hickman	<i>Rudolph V. Hickman</i>	12	10/10/90
Tina Mcbran	<i>Tina Mcbran</i>	16	10-10-90
Robyn Wells	<i>Robyn H. Wells</i>	58	10-11-90
SAM R ZORICH	<i>Sam R Zorich</i>	63	10-11-90
JAMIA H LARSON	<i>Jamia Larson</i>	64	10-11-90
DONELYN HUIK	<i>Donelyn Huik</i>	04	10-12-90
WILLIAM FARR	<i>William Farr</i>	36	10-12-90
Robert Vanderkleed	<i>Robert Vanderkleed</i>	21	10-13-90
E. John Hackl	<i>E. John Hackl</i>	41	10-13-90
Charles L Harris Jr	<i>Charles L Harris Jr</i>	32	10-13-90

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PRINTED NAME	SIGNATURE	LOT #	DATE
Susan Ravotti	<i>Susan Ravotti</i>	59	10/8
Jane Inaba	<i>Jane Inaba</i>	60	10/8/90
Nancy Gardner	<i>Nancy Gardner</i>	67	10/8/90
Tim Smokoff	<i>Tim Smokoff</i>	65	10/8/90
Kelle Bottin	<i>Kelle W. Bottin</i>	69	10/8/90

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ARTICLE 3.7

PRINTED NAME                      SIGNATURE                      LOT #                      DATE

1 Debbie Gibson                      D.R. Adams                      29                      10/17/90

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Article VI

6.1 Amendment. This Declaration can be amended at any time by Declarant prior to September 30, 1993 or until Declarant has sold 40% of the Lots, whichever first occurs. Thereafter, this Declaration can be amended by an affirmative vote of the owners of not less than seventy-five percent (75%) of the Lots.

Proposed Addition.

In the event that the required 75% of owners fail to respond to written notification of an amendment vote by attendance at a homeowner's meeting or by written proxy vote, the unrepresented votes will be counted as if they had voted with the majority.

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EXHIBIT "B"

ARTICLE 6.1

IVAN DANSEBREM

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PRINTED NAME	SIGNATURE	LOT #	DATE
John Summers	<i>John Summers</i>	56	10-7-96
Kent Stenger	<i>Kent Stenger</i>	55	10-7-90
Scott D. Smuser	<i>Scott D. Smuser</i>	49	10-7-90
GWA Corvick	<i>GWA Corvick</i>	53	10-7-90
Linda Majer	<i>Linda Majer</i>	50	10-7-90
<i>Ivan Dansebre</i>	<i>Ivan Dansebre</i>	48	10-7-90
<i>Ivan Dansebre</i>	<i>Ivan Dansebre</i>	45	10-7-90
Sandra Bizak	<i>Sandra Bizak</i>	42	10-7-90
Catherine Hafner	<i>Catherine Hafner</i>	40	10-7-90
Nirig Edward Sykes	<i>Nirig Edward Sykes</i>	39	10-7-90
James M. Thomson	<i>James M. Thomson</i>	43	10-7-90
Jenine Lund	<i>Jenine Lund</i>	46	10-7-90
BOB FENTON	<i>Bob Fenton</i>	51	10-7-90
Ouck Clare	<i>Ouck Clare</i>	57	10-8-90
PAUL WEBER	<i>Paul Weber</i>	38	10-8-90
Mary Jeff Maszk	<i>Mary Jeff Maszk</i>	37	10-8-90
MARGARET R. BAZZ	<i>Margaret R. Bazz</i>	25	10-8-90
Kim Galimani	<i>Kim Galimani</i>	34	10-8-90
JOSEPH NAWAR	<i>Joseph Nawar</i>	31	10-8-90
ROBERT C. FRITZ	<i>Robert C. Fritz</i>	30	10-8-90
Lonny R. White	<i>Lonny R. White</i>	28	10-8-90
Susan M. Lundgren	<i>Susan M. Lundgren</i>	26	10-9-90
William H. Hanlen	<i>William H. Hanlen</i>	27	10-9-90
PATRICK H. ENSIGN	<i>Patrick H. Ensign</i>	70	10/9/90
PETER M. TENERELLI	<i>Peter M. Tenerelli</i>	68	10/9/90

ARTICLE 6.1

PRINTED NAME	SIGNATURE	LOT #	DATE
Susan Ravotti	Susan Ravotti	59	10/8
Jane Inaba	Jane Inaba	60	10/8/90
Nancy Gardner	Nancy Gardner	67	10/8/90
Laura Marinato	Laura Marinato	62	10/8/90
Mary Stephenson	Mary Stephenson	66	10/8/90
Kelle W. Bottin	Kelle W. Bottin	69	10/8/90
MICHAEL MORRIS	Michael Morris	24	10/10/90
Pamela A. Cook	PAMELA COOK	23	10/10/90
Barbara J. Wick	Barbara J. Wick	22	10/10/90
Michael C. Baker	Michael C. Baker	44	10/10/90
WAYNE NAKAMURA	Wayne Nakamura		10/10/90
ROGER YAP	Roger Yap	7	10/10/90
Jack Childress	Jack Childress	9	10/10/90
Rudolph V. Hickman	Rudolph V. Hickman	12	10/10/90
Tina Mcbran	Tina Mcbran	16	10/10/90
<sup>Robyn H. Wells</sup> Robyn H. Wells		58	10/11/90
SAM R ZORICH	Sam R Zorich	63	10-11-90
IRINA A. LARSON	Irina Larson	64	10-11-90
DOVELYN HUK	Dovely Huk	104	10-12-90
William J. Jansen	William J. Jansen	36	10-12-90
Robert Vandekleed	Robert Vandekleed	21	10-13-90
HUNG KIEU	Hung Kieu	2	10-13-90
Ed Hall	E. John Hack	41	10-13-90
Charles L. Harris Jr	Charles L. Harris Jr	32	10-13-90
Paul D. Seaman	PAUL D. SEAMAN	3	10-13-90

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PRINTED NAME	SIGNATURE	LOT #	DATE
Debbie Gibson	G.R. Gibson	29	10/7/90
Er Swemica	[Signature]	6	10/8/90

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PRINTED NAME	SIGNATURE	LOT #	DATE
PATRICIA NAKAMURA	<i>Patricia Nakamura</i>	6	10/9/90
Ted Doyle	<i>Ted Doyle</i>	17	10/9/90

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