

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
Auditor's File No. 6452068

THIS AMENDMENT TO DECLARATION, made this 10th day of December, 1968, by the undersigned, hereinafter referred to as "Declarants",

WITNESSETH:

WHEREAS, Declarants are the owners, in the aggregate, of certain real property described as TIMBERLANE ESTATES DIV. 1, as recorded in Volume 86 of Plats, Pages 89 through 92, records of King County, Washington; and

WHEREAS, a Declaration of Covenants, Conditions and Restrictions with respect to TIMBERLANE ESTATES DIV. 1 was filed in the Office of the King County Auditor on September 4, 1968, under Auditor's File No. 6401501; and

WHEREAS, said Declaration was amended by an Amendment to Declaration of Covenants, Conditions and Restrictions dated September 17, 1968, filed in the Office of the King County Auditor on September 24, 1968 under Auditor's File No. 64120947; and

WHEREAS, Article XI, Section 3, thereof permits amendments thereto by an instrument executed by the owners of not less than 90% of the property subject thereto; and

WHEREAS, Declarants are the owner of more than 90% of the real property subject to said Declaration and desires to make certain amendments thereto:

NOW, THEREFORE, Declarants hereby declare that Declaration of Covenants, Conditions and Restrictions recorded in Volume 5138 of Deeds, pages 369 through 406, records of King County, is amended as follows:

ARTICLE X, Section 6, of said Declaration is amended to read as follows:

"Section 6. Minimum Dwelling Size. The ground floor area of the main structure, exclusive of open porches, and garages, shall not be less than 700 square feet for a one-story dwelling, nor less than 600 square feet for the ground floor area of a dwelling of more than one story. (For the purpose of this provision, a home with a daylight basement shall be considered a dwelling of more than one story if such daylight basement area extends 75% above grade.

IN WITNESS THEREOF, the undersigned, being the Declarants herein, have hereunto set their hands and seals this 10th day of December, 1968.

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DEVELOPER:

COVINGTON PROPERTIES, a
Joint Venture

SHERWOOD DEVELOPMENT CO.

By John A. L. Howe – Secretary

UNITED HOMES CORPORATION

By Laurence Hadick – Vice President

FIRST BANK MORTGAGE CORPORATION

By W. R. Jennings - Sr. Vice President

R. A. WATT COMPANY OF WASHINGTON, INC.

By Signature unreadable – Vice President

APPROVED:

FEDERAL HOUSING ADMINISTRATION

By: Signature unreadable – Dep. Director