

Remington Homeowners Association

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78

AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF REMINGTON

WHEREAS, declarant is the owner in fee of certain real property described as follows:

Remington according to the Plat thereof recorded in Vol. 144 of Plats, pages 44 through 50, records of King County, Washington.

WHEREAS, declarant desired to and did impose certain protective covenants said upon real property for the mutual benefit of all owners, present and future; and

WHEREAS, declarant imposed said protective covenants by document entitled "Declaration of Protective Covenants, Conditions and Restrictions for Remington", dated February 16, 1989, and recorded February 22, 1989 under King County Recorders File No. 8902220506, records of King County, Washington; and

WHEREAS, declarant desires to amend and augment the declaration to include the details of a Transportation Management Plan approved by Metro for the common benefit of the owners of the property described above, and to further provide, in a manner consistent with the declaration, for implementation of the plan and appointment of a transportation coordinator to be selected by the Board of Directors of the Remington Homeowners Association,

NOW, THEREFORE, declarant hereby declares that the Transportation Management Plan attached as Exhibit "A" to this Amendment to the Declaration of Protective Covenants, Conditions and Restrictions of Remington is hereby incorporated within said declaration and hereby becomes part thereof, and real property subject to said declaration will be held, sold and conveyed subject to the provisions of the Transportation Management Plan attached as Exhibit "A".

IN WITNESS WHEREOF, declarant has hereunto set its hand on this 2 day of MARCH, 1989.

THE QUADRANT CORPORATION

By Robert Holman
Robert Holman
Its Vice President

89RE0506 8.00 #1072 B
CASHSL *****8.00
55

Filed L. Stewart Title 8903031072
U-2398-8

RECEIVED THIS DAY

MAR 3 3 21 PM '89
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

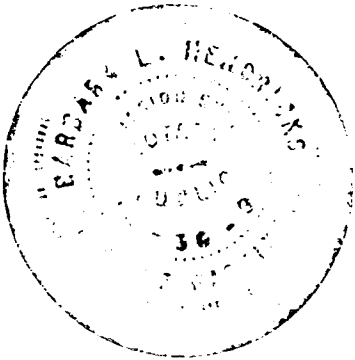
I CERTIFY that I know or have satisfactory evidence that ROBERT HOLMAN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the Vice President of The Quadrant Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: March 2, 1989

Barbara J. Hendricks
Signature

Notary
Title

My Appointment Expires: 6/30/90



890303 J72

TRANSPORTATION MANAGEMENT PLAN
FOR
REMINGTON

THIS TRANSPORTATION MANAGEMENT PLAN (the "Plan") is designed by The Quadrant Corporation to serve the transportation needs of the Remington residential development (the "Project") and to mitigate adverse transportation impacts of the Project. The intent of this Plan is to inform residents of the transportation options offered by Metro which could serve the Project, thereby minimizing traffic on and enhancing the safety of the arterial street systems in the vicinity of the Project.

Remington (formerly known as The Park at Lake Morton) is located in Section 5, Township 21 North, Range 6 East, W.M. and more specifically at Southeast Covington-Sawyer Road and 202nd Avenue Southeast. Remington has been approved for approximately 260 lots, approximate size will be 35,000 square feet each. These lots will be constructed in divisions with Division One containing 77 lots. Also refer to King County BALD File No. 1286-21.

The following elements shall be implemented to achieve the intent of this Plan. Quadrant shall coordinate with and utilize the service and assistance of Metro staff in implementing these measures.

1. At the time of each closing of a single family house within the plat of Remington, the buyer shall be given, as part of the closing documents, a copy of the Plan and current, available transit and ridesharing information provided by Metro to Quadrant.

2. Upon recording of the final plat of Remington and the establishment of the Remington Homeowners Association, a member of the Homeowners Association Board of Directors or a designee of the Board of Directors shall be designated the Transportation Coordinator (TC). The name of the TC will be forwarded to the Commuter Services Representative (CSR) in the Sales & Customer Services Division of Metro. The Homeowners Association will assume all legal responsibilities for compiling the TMP requirements. The TCS duties shall include the following:

- a. To contact Metro for promotional information.
- b. Distribution of the transportation plan and current available transit and ridesharing information provided by Metro to all new residents of the Project.
- c. Work with Metro regarding any changes of Metro services and/or planned service. This information is to be distributed with the Remington Homeowners Association annual report. Distribution of information will be coordinated with Metro to provide timely services to residents.

d. Receive transportation concerns from the residents of the Project, and coordinate with Metro.

e. If requested by Metro or King County, the TC shall cooperate in surveying the residents of Remington. The questionnaire should include, but not be limited to, the following: who in family utilizes Metro; what kind of service; how often Metro is utilized by family, and suggestions. Metro will participate in the development of the questionnaire.

3. Five years after recording of the final plat of Remington, the Plan and all of its elements will be reviewed by Metro and King County Building and Land Development. Continuation of the Plan will be determined at that time.

4. This Plan will be recorded with King County as part of the covenants, conditions and restrictions to assure its continuance.

8903031072

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REMINGTON

AMENDMENT NO. 1

to

89/04/05

#1063 B

DECLARATION OF PROTECTIVE COVENANTS, RECD F
CONDITIONS AND RESTRICTIONS CASHSL

6.00

****6.00

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8904051063

A. On February 22, 1989, The Quadrant Corporation, a Washington Corporation, as Declarant, recorded with the King County Department of Records and Elections, that Declaration of Protective Covenants, Conditions and Restrictions for Remington, Division I, Recording No. 8902220506 (Declaration).

B. In accordance with Article Nineteen of the Declaration, and the special meeting called for March 24, 1989 and with the necessary affirmative vote, an amendment to the Declaration is being undertaken to provide for private equestrian uses on certain lots.

NOW THEREFORE, as covenants running with the land, the Amendment 1 to the Declaration, is as follows:

1. Adding to Article Ten, Section 5 -
Up to two (2) horses may be kept or stabled on Lots 23 through 37 of Division 1. The horses shall be owned by the owners of the Lot and no horse shall be permitted to be located on these Lots if it is not owned by the Owner of that Lot. Any horse stable or facility shall be approved, in writing, by the Board of Directors or its authorized representative as here in provided. Stables are not permitted in the Bonneville Power Authority easement. Hay, straw or other such materials are to be stored as not to be visible from the street. Manure must be kept in a location not visible from the street and must be removed on a regular basis as required by the Board of Directors.
2. Adding to Article Ten, Section 14: Fences
All Fences within the Bonneville Power Administration (BPA) easement shall be a standard design approved by the Architectural Control Committee and consistent with BPA requirements.
3. Except as amended herein, the Declaration shall remain in full force and effect.

Dated this 3 day of APRIL, 1989

REMINGTON HOMEOWNERS ASSOCIATION

By Robert Holman

Its PRESIDENT

Filed by Stewart Title

WJ 365-8

STATE OF WASHINGTON)
)SS
COUNTY OF KING

I CERTIFY that I know or have satisfactory evidence that Robert Abelman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the Vice President of The Quadrant Corporation to be the free and voluntary act of such party for the uses and purposed mentioned in this instrument.

Dated: April 3, 1989

Barbara J. Hendricks
Signature

Notary
Title

My Appointment Expires 6/30/90

8904051063

RECEIVED THIS
APR 5 4 18 PM '89
BY THE DIVISION OF
RECORDS & COLLECTIONS
KING COUNTY

REMINGTON AMENDMENT NO. 2 TO DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS

A. On February 22, 1989, The Quadrant Corporation a Washington corporation as "Declarant" recorded with the King County Department of Records and Elections, King County Recording No. 8902220506, that certain Declaration of Protective Covenants, Conditions and Restrictions, Remington Division I ("Declaration"); and

B. On April 5, 1989, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 8904051063, Amendment No. 1 to the Declaration; and

C. In accordance with Article 2 of the Declaration, Declarant is desirous of subjecting additional adjacent real property owned by Declarant and described as follows (see attached):

Lots 1-80, Remington, Division 2, according to the plat thereof recorded in Volume 152 of Plats, Pages 13 through 18, records of King County, Washington.

and shown on Exhibit A (legal description) and shown on Exhibit B (plat map), which are attached hereto and by this reference incorporated herein (Division 2) to the terms and provisions of this Declaration;

NOW, THEREFORE, as covenants running with the land, Declarant hereby declares and amends the Declaration as follows:

1. In accordance with Article 2, Section 3 of the Declaration, Division 2 shall be and shall constitute a part of the properties which is subject to and governed by this Declaration. All rights, liabilities, terms and provisions of this Declaration shall inure to the benefit of and be binding upon Division 2 and any and all lot owners thereof.

2. Except as amended herein, the Declaration shall remain in full force and effect.
Dated this 5th of May, 1990.

THE QUADRANT CORPORATION, Declarant

By [Signature]

Its Vice President

RECORDED BY THE DIVISION OF RECORDS & ELECTIONS KING COUNTY
MAY 11 3 21 PM '90

RECEIVED THIS DAY

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

90/05/11 #1502 A
RECD F 7.00
REC FEE 2.00
CRSHSL *****9.00
55

I CERTIFY that I know or have satisfactory evidence that Seip Helmer is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the Vice President of THE QUADRANT CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: May 6, 1990
Barbara J. Henderson
Signature
Natay
Title
My Appointment Expires 6/30/90

9005111502

Filed by Chicago Title Insurance Co.
Ref. # W9945-6

MAY 11 1990 FILED BY CTI

EXHIBIT "A"

THAT PORTION OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION S00°53'06"E 1543.90 FEET;

THENCE N89°06'54"E 30.00 FEET TO THE SOUTHWEST CORNER OF REMINGTON DIVISION I ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 144 OF PLATS, PAGES 44-50, INCLUSIVE, RECORDS OF SAID COUNTY, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT N58°35'18"E 2520.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 350.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S88°55'20"E);

THENCE NORTHERLY AND NORTHWESTERLY 150.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°41'32";

THENCE N23°36'52"W 9.57 FEET;

THENCE N58°35'18"E 60.56 FEET;

THENCE S23°36'52"E 17.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 410.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY 139.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°26'44" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N85°52'52"E;

THENCE ALONG A NON-TANGENT LINE N58°35'18"E 373.19 FEET;

THENCE S00°38'16"W 1402.40 FEET;

THENCE N87°56'53"E 1245.22 FEET TO THE SOUTHEAST CORNER OF TRACT "H" OF SAID PLAT;

THENCE LEAVING SAID SOUTHERLY LINE S00°01'24"E 163.96 FEET;

THENCE N87°56'53"E 1247.07 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID EAST LINE S00°41'02"E 939.26 FEET TO A LINE PARALLEL WITH AND 50.00 FEET MEASURED AT RIGHT ANGLES, DISTANT NORTHERLY FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID PARALLEL LINE S88°04'08"W 2517.92 FEET TO A LINE PARALLEL WITH AND 50.00 FEET, WHEN MEASURED AT RIGHT ANGLES, DISTANT NORTHERLY FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION.

THENCE ALONG SAID PARALLEL LINE S87°57'37"W 2483.78 FEET TO THE EAST MARGIN OF 196TH AVENUE SE;

THENCE ALONG SAID EAST MARGIN N00°53'06"W 1045.50 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ELECTRICAL POWER TRANSMISSION LINE EASEMENT BY INSTRUMENT UNDER KING COUNTY RECORDING NO. 5923555;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

9005111502

MAY 11 1990

FILED BY CTI

EXHIBIT "P"

EXISTING DEVELOPMENT (REMINGTON DIVISION I)

TO CONINGTON SAWYER ROAD

SPORTS FIELD
OPENS SPACE

N

EQUESTRIAN/PEDESTRIAN TRAIL

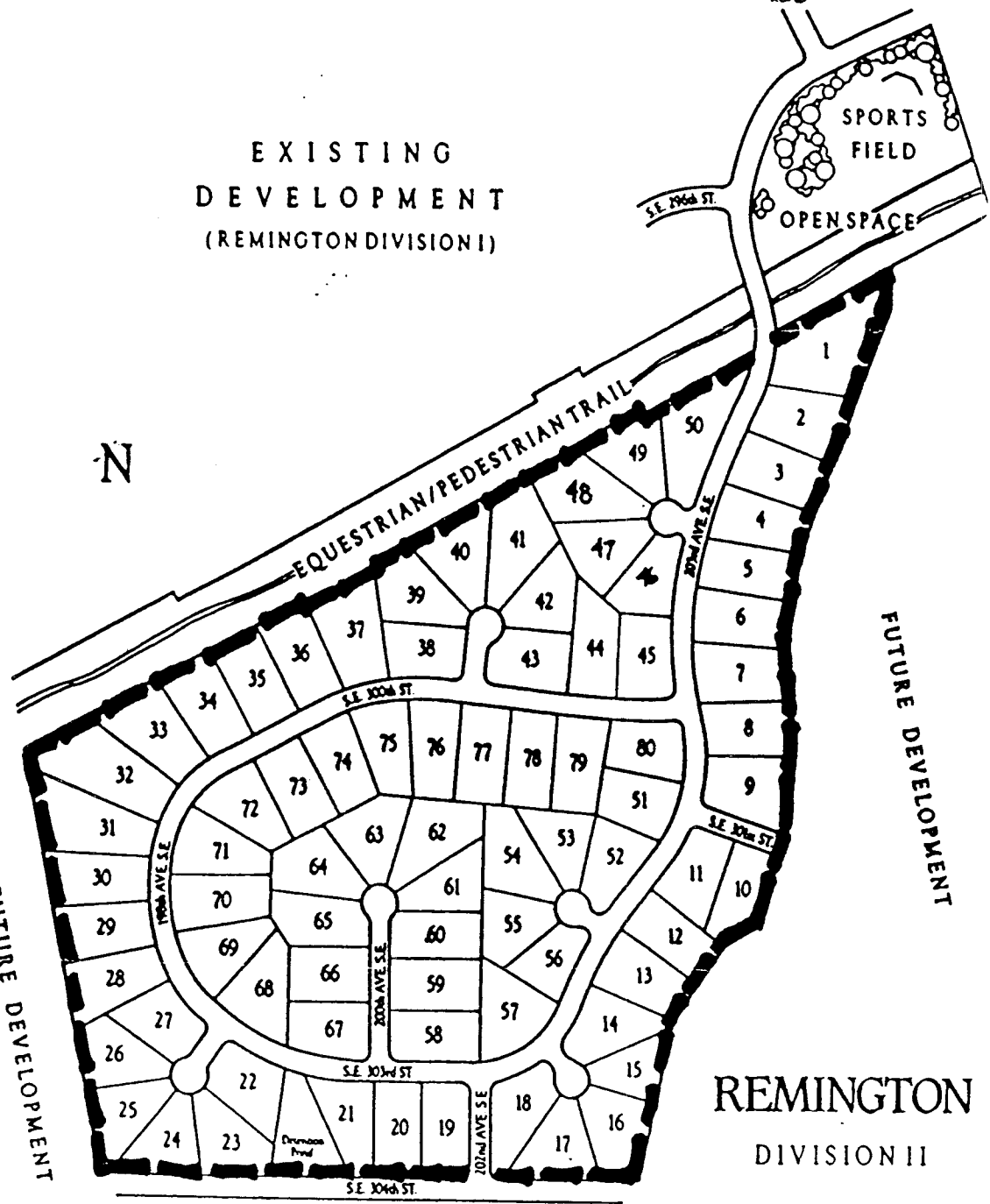
900511502
205115006

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

REMINGTON
DIVISION II

MAY 11 1990 FILED BY CTI



When Recorded return to:
Quadrant
P O Box 130
Bellevue WA 98009

RECEIVED THIS DAY

FEB 13 1991

91/01/25

#1137 1B

RECD F 6.00
REC FEE 2.00

JAN 25 3 23 11 '91

REMINGTON AMENDMENT NO. 3 TO DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
KING COUNTY

*****860

A. On February 22, 1989, The Quadrant Corporation, a Washington corporation as "Declarant" recorded with the King County Department of Records and Elections, King County Recording No. 8902220506, that certain Declaration of Protective Covenants, Conditions and Restrictions, Remington Division No. 1 ("Declaration"); and

B. On April 5, 1989, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 8904051063, Amendment No. 1 to the Declaration; and

C. On May 11, 1990, Declarant recorded with the King County Department of Record and Elections Amendment No. 2 to the Declaration, Recording No. 900511502, adding Lots 1 to 80, Remington Division 2;

D. In accordance with Article Nineteen of the Declaration an amendment to the Declaration is being undertaken to provide for private equestrian uses on certain lots.

NOW, THEREFORE, as covenants running with the land, Declarant hereby declares and further amends the Declaration as follows:

1. Adding to Article 10 Section 5. Up to two (2) horses may be kept or stabled on lots 1, 36, 37, 39, 40, 41, 48 and 50 of Division 2. The horses shall be owned by the owners of the lot and no horse shall be permitted to be located on these lots if it is not owned by the owner of that lot. Any horse, stable or facility shall be approved, in writing, by the Board of Directors or its authorized representative as herein provided. Stables are not permitted in the Bonneville Authority easement. Hay, straw, or other such materials are to be stored as to not be visible from the street. Manure must be kept in a location not visible from the street and must be removed on a regular basis as required by the Board of Directors.

2. Adding to Article Ten, Section 14: All Fences within the Bonneville Power Administration (BPA) easement shall be a standard design approved by the Architectural Control Committee and consistent with BPA requirements.

3. Except as amended herein, the Declaration shall remain in full force and effect.

Dated this 31 day of December, 1990.

THE REMINGTON HOMEOWNERS ASSOCIATION

By Jim Clardy
Its President

Filed by Stewart Title ① 91012J137
W-10195-8

WHEN RECORDED RETURN TO:
QUADRANT CORPORATION
P.O. BOX 130
BELLEVUE, WA 98009
ATTN: COMMUNITY DEVELOPMENT

JUN 1 8 30 AM '93
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

REMINGTON AMENDMENT NO. 4 TO DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS

A. On February 22, 1989, Quadrant Corporation, a Washington corporation as "Declarant", recorded with the King County Department of Records and Elections, King County Recording No. 8902220506, that certain Declaration of Protective Covenants, Conditions and Restrictions, Remington, Division 1 ("Declaration"); and

B. On March 3, 1989, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 8903031072, Amendment (Transportation Management Plan) to the Declaration; and

C. On April 5, 1989, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 8904051063, Amendment No. 1 (Equestrian Lots - Division 1) to the Declaration; and

D. On May 11, 1990, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 9005111502, Amendment 2 (Division 2) to the Declaration; and

E. On January 25, 1991, the Remington Homeowners Association recorded with King County Department of Records and Elections, King County Recording No. 9101251137, Amendment No. 3 (Equestrian Lots - Division 2) to the Declaration; and

F. In accordance with Article 2 of the Declaration, Declarant is desirous of subjecting additional adjacent real property owned by Declarant and described as follows:

Lots 1-35 and Tract I, Remington, Division 3, according to the plat thereof recorded in Volume 151 of Plats, Pages 89 through 99, records of King County, Washington by this reference incorporated herein to the terms and provisions of this Declaration;

NOW, THEREFORE, as covenants running with the land, Declarant hereby declares and amends the Declaration as follows:

1. In accordance with Article 2 of the Declaration, Lots 1 - 35 and Tract I, Remington, Division 3, shall be and shall constitute a part of the properties which is subject to and governed by this Declaration. All rights, liabilities, terms and provisions of this Declaration shall inure to the benefit of and be binding upon Lots 1 - 35, and Tract I, Remington, Division 3 and any and all lot owners thereof.

2. Except as amended herein, the Declaration shall remain in full force and effect.

Dated this 27th day of May, 1993.

QUADRANT CORPORATION
[Signature]

9306010221

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I CERTIFY that I know or have satisfactory evidence that Skip Holman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the Vice President of QUADRANT CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 27th day of May, 1993.



Jana Zaffarano
Notary Public in and for the State of Washington
residing at *Redmond*.

My appointment expires: 1-15-95.

9306010221

THANKS
SKIP

WHEN RECORDED RETURN TO:
QUADRANT CORPORATION
P.O. BOX 130
BELLEVUE, WA 98009
ATTN: COMMUNITY DEVELOPMENT

REMINGTON AMENDMENT NO. 5 TO DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS

This amendment is filed to correct a typographical error contained in Amendment No. 4 to the Declaration of Protective Covenants, Conditions and Restrictions for Remington, as filed at King County Recorder's No. 9306010221. The text of paragraph F in the recitals of the amendment, and paragraph 1 of the declaratory portion of the amendment, should be further amended and superseded to read as follows:

F. In accordance with Article 2 of the Declaration, Declarant is desirous of subjecting additional adjacent real property owned by Declarant and described as follows:

Lots 1-24 and Tract I, Remington, Division 3, according to the plat thereof recorded in Volume 151 of Plats, Pages 89 through 99, records of King County, Washington by this reference incorporated herein to the terms and provisions of this Declaration;

NOW, THEREFORE, as covenants running with the land, Declarant hereby declares and amends the Declaration as follows:

1. In accordance with Article 2 of the Declaration, Lots 1 - 24 and Tract I, Remington, Division 3, shall be and shall constitute a part of the properties which is subject to and governed by this Declaration. All rights, liabilities, terms and provisions of this Declaration shall inure to the benefit of and be binding upon Lots 1 - 24, and Tract I, Remington, Division 3 and any and all lot owners thereof.

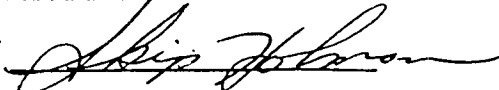
It is the intention of the Declarant to remove Lots 25 - 35 of Remington, Division 3 from the adjacent real property subjected to the Protective Covenants, because they were erroneously included in the description of adjacent real property to be subject to the Protective Covenants. The Declarant hereby revokes that portion of amendment 4 which purported to make Lots 25 - 35 subject to the Protective Covenants, although the Declarant reserves the right to subject these lots to the Protective Covenants at a future date.

2. Except as amended herein, the Declaration shall remain in full force and effect.

Dated this 3rd day of June, 1993.

QUADRANT CORPORATION

BY



ITS

V.P.

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I CERTIFY that I know or have satisfactory evidence that Skip Holman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the Vice President of QUADRANT

9306041120

9306041120

RECORDED
INDEXED
JUN 10 1993
KING COUNTY RECORDER

WH RECORDED RETURN TO:

QUADRANT CORPORATION
P.O. Box 130
Bellevue, WA 98009
Attn: Community Development

REMINGTON AMENDMENT NO. 6 TO DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

A. On February 22, 1989, Quadrant Corporation, a Washington corporation as "Declarant", recorded with the King County Department of Records and Elections, King County Recording No. 8902220506, that certain Declaration of Protective Covenants, Conditions and Restrictions, Remington, Division 1 ("Declaration"); and

B. On March 3, 1989, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 8903031072, Amendment (Transportation Management Plan) to the Declaration; and

C. On April 5, 1989, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 8904051063, Amendment No. 1 (Equestrian Lots - Division 1) to the Declaration; and

D. On May 11, 1990, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 9005111502, Amendment 2 (Division 2) to the Declaration; and

E. On January 25, 1991, the Remington Homeowners Association recorded with King County Department of Records and Elections, King County Recording No. 9101251137, Amendment No. 3 (Equestrian Lots - Division 2) to the Declaration; and

F. On June 1, 1993, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 9306010221 Amendment No. 4 (Lots 1 - 35 and Tract I - Division 3) to the Declaration; and

G. On June 4, 1993, Declarant recorded with the King County Department of Records and Elections, King County Recording No. 9306041120, Amendment No. 5 (technical correction to remove Lots 25-35 of Remington, Division 3) from the Declaration; and

H. In accordance with Article 2 of the Declaration, Declarant is desirous of subjecting additional adjacent real property owned by Declarant and described as follows:

Lots 25-35, and Tracts J & K, Remington, Division 3, according to the plat thereof recorded in Volume 151 of Plats, Pages 89 through 99, records of King County, Washington by this reference incorporated herein to the terms and provisions of this Declaration;

NOW, THEREFORE, as covenants running with the land, Declarant hereby declares and amends the Declaration as follows:

1. In accordance with Article 2 of the Declaration, Lots 25-35, and Tracts J & K, Remington, Division 3, shall be and shall constitute a part of the properties which is subject to and governed by this Declaration. All rights, liabilities, terms and provisions of this Declaration shall inure to the benefit of and be binding upon Lots 25-35, Remington, Division 3 and any and all lot owners thereof.

2. Except as amended herein, the Declaration shall remain in full force and effect.

Dated this 29th day of March, 1994.

THE QUADRANT CORPORATION

By: *Skip Holman*
Skip Holman, Vice President

9403312836

Stewart Title Company has placed this document of record as a customer recording and accepts no liability for the accuracy or value of the document.

Filed by Stewart Title
W-20271-56

940331-2836 02:34:00 PM KING COUNTY RECORDS 002 PM 8:00

FILED BY:
STEWART TITLE
MAR 31 '94

