

AFTER RECORDING, RETURN TO:

JOHN F. BUCHAN CONSTRUCTION, INC.
11555 NORTHUP WAY
BELLEVUE, WA 98004

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
OF PINE LAKE ESTATES

THIS FIRST AMENDMENT to the Covenants running with the land made this 7th day of March, 1995, by the Declarant, JOHN F. BUCHAN CONSTRUCTION, INC., a Washington corporation, who are the owners of certain land situated in the State of Washington, County of King.

RECITALS

WHEREAS, John F. Buchan Construction, Inc., ("Declarant"), filed a Declaration of Covenants, Conditions and Restrictions for the PINE LAKE ESTATES Homeowners' Association on February 13, 1995, under King County Recording No. 9502130450. The Declaration imposes various conditions and restrictions on the property in PINE LAKE ESTATES.

WHEREAS, Article III of the Declaration provides that during the Development Period, other parcels may become subject to various conditions and restrictions articulated in this Declaration when Declarant (1) files for record an amendment legally describing the other parcels, and (2) states that the other parcels are subject to the provisions of this Declaration.

WHEREAS, the Declarant wishes for the parcels generally known as Division II of PINE LAKE ESTATES, more legally described in Exhibit "A" to this Amendment, be subject to the conditions of this Declaration.

WHEREAS, Article I, Section 3, entitled "Properties, of the Declaration is hereby amended to read as follows:

"Properties" shall mean and refer to the real property described with particularity in Exhibit A of this Declaration. This Exhibit described with particularity that property which is generally known as PINE LAKE ESTATES and Division II of PINE LAKE ESTATES.

WHEREAS, Article I, Section 5, entitled "Common Maintenance Areas" of the Declaration is hereby amended to read as follows:

"Common Maintenance Areas" shall mean those portions of all real property (including the improvements thereto) maintained by the Association for the benefit of the members of the Association. The areas to be maintained by the Association at the time of recording this First Amendment to the Declaration are described as follows: (1) All improvements, including planter island, fencing and landscaping located at the entrance to the plat on 212th Avenue S.E.; (2) Tract "C" (S.A.S.A. Tract) located within Division II of PINE LAKE ESTATES.

WHEREAS, Article I, Section 11, entitled "Plat", of the Declaration is hereby amended to read as follows:

"Plat" shall mean and refer to the Plat of PINE LAKE ESTATES, as recorded in Volume 170 of Plats, Pages 31 through 33, Records of King County, Washington, under Recording No. 9409060841, and PINE LAKE ESTATES, Division II, as recorded in Volume 172 of Plats, Pages 67-69, Records of King County, Washington, under Recording No. 9502220199.

WHEREAS, Article I, Section 13, entitled "Tracts", of the Declaration is hereby amended to read as follows:

"Tracts": Tracts "A", "B" and "C" of PINE LAKE ESTATES are designated as storm drainage tracts and shall be owned and maintained by King County; Tracts "A" and "B" of PINE LAKE ESTATES, Division II, are designated as storm drainage tracts and shall be owned and maintained by King County.

WHEREAS, Article V, Section 1, entitled "Conveyance of Common Maintenance Areas, of the Declaration is hereby amended to read as follows:

"Conveyance of Common Maintenance Areas. Declarant hereby transfers and conveys to the Association for the common use and enjoyment of the Association and Owners landscape easements as shown on the face of the plat of PINE LAKE ESTATES. Declarant hereby transfers and conveyance to the Association for the common use and enjoyment of the Association and Owners Tract "C" located in Division II of PINE LAKE ESTATES, which Tract shall be a commonly owned area. These landscape easements and Tract shall be designated as Common Maintenance Areas.

WHEREAS, Article V, Section 3, entitled "Drainage and Sewer Easement Restrictions, of the Declaration is hereby amended to read as follows:

"Drainage and Sewer Easement Restrictions. Various drainage and sewer easements are indicated on the face of the Plat. Structures, fills and obstructions, including, but not limited to, decks, patios and buildings, or overhangs, shall not be permitted beyond the building set-back line or within drainage easements. Additionally, grading and the

executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above written.

NOTARY PUBLIC in and for the
State of Washington, residing
At Bellevue.

Brenda K. Osborne
(Print Name of Notary)

My Commission Expires: 9/30/98