

**AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS
& RESTRICTIONS FOR VUEMONT VISTA DIVISION NO. 1**

WHEREAS, certain real estate was conveyed subject to that Declaration of Condition, Covenants & Restrictions for Vuemont Vista Division No. 1 ("Declaration") recorded under King County Recorder's ("KCR") File No. 198210010177 together with the Plat Map of Vuemont Visa Division No. 1 recorded under KCR No. 198205240659.

WHEREAS, consistent with the Homeowners Association Act (RCW 64.38) and Section 15 of the Declaration, a majority of the Board of Directors ("Board") of the Vuemont Homeowners' Association ("Association") approved this Amendment and, after notice of this Amendment was duly provided, not less than a majority of the building sites in the subdivision consented to this Amendment.

NOW THEREFORE, the undersigned officer(s) of the Association certify and attest that the Declaration has been amended in the following particulars:

AMENDMENT

[Where indicated, ~~single-strikethrough~~ indicates deletions, double-underline indicates insertions]

A. Section 9 of the Declaration is hereby amended as follows:

9. ~~Lot Maintenance Responsibilities~~Landscaping, and Maintenance of Plants and Lawns. The owner or occupant of each residential site shall maintain their hedges, plants, shrubs, trees and lawns in a neat and trim condition at all times. The owner or occupant of each residential site by acceptance of title thereto or by taking possession thereof, covenants and agrees to submit a plan of a front yard landscape design to Arco or its successor at the time building plans are submitted as outlined in paragraph 3 above. For the purpose of this paragraph "Front Yard" is the minimum setback outlined in paragraph 6, above. In addition to the foregoing, each Owner or occupant shall maintain their Lot and all improvements on it—including the home, fences, and other structures—in a neat, safe, and attractive condition. This includes performing all necessary maintenance, repairs, and replacements to the exterior of the home and structures to ensure they remain in good repair and consistent with the Association's standards as described in the Rules and Regulations.

B. This Amendment to the Declaration shall take effect upon recording. The terms of this Amendment to the Declaration shall control over and implicitly amend any inconsistent

provision of the Declaration or the Bylaws of the Association. Except as amended by this instrument, the Declaration shall remain in full force and effect.

[Signature(s) on following page(s)]

AFTER RECORDING RETURN TO:
PERYEA SILVER TAYLOR
1200 Fifth Ave., Suite 1550
Seattle, WA 98101



20260716000183

AMENDMENT Rec: \$307.50
7/16/2026 9:17 AM
KING COUNTY, WA

**AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS
& RESTRICTIONS FOR VUEMONT VISTA DIVISION NO. 1**

GRANTORS:	VUEMONT HOMEOWNERS' ASSOCIATION, a Washington nonprofit corporation
GRANTEES:	VUEMONT HOMEOWNERS' ASSOCIATION, a Washington nonprofit corporation; VUEMONT VISTA DISIVION NO. 1; THE GENERAL PUBLIC
LEGAL DESCRIPTION (ABBREVIATED):	LOTS 1 THRU 41, BOTH INCLUSIVE AND LOTS 73 THRU 99, BOTH INCLUSIVE, OF VUEMONT VISTA DIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 121 OF PLATS, ON PAGES 52 THRU 55, RECORDS OF KING COUNTY, STATE OF WASHINGTON.
TAX PARCEL ID NOS.:	896550-0010 through 0300; 896550-0320 through 896550-1020
DOCUMENT REFERENCE #S.:	198210010177, 198205240659

DEPARTMENT OF ASSESSMENTS

Examined and approved this ____ day of ____, 2026.

Assessor

Deputy Assessor