

Adds additional
Restrictions to 8B
ONLY

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CHICAGO TITLE Ins. Co.

AFTER RECORDING RETURN TO:

CENTEX REAL ESTATE CORP.
2320 - 130th Avenue N.E., #200
Bellevue, Washington 98005

RECORDED

95 OCT 23 1995

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR SILVER FIRS PHASE II

SILVER FIRS DIVISION 8B

THIS DECLARATION is made this 20th day of October, 1995 by CENTEX REAL ESTATE CORPORATION, a Nevada corporation (hereinafter "Declarant").

RECITALS

1. Declarant is developer of the development located in Snohomish County known as Silver Firs Phase II. Declarant is the owner of that certain property within Silver Firs Phase II known as Silver Firs Division 8B ("Silver Firs Division 8B"), as more specifically described below.

2. Silver Firs Phase II, Divisions 6A-1, 6A-II, 7, 6B, 8A and 8C are subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVER FIRS PHASE II ("Declaration of Covenants/Silver Firs Phase II") as follows: (1) Silver Firs Division 6A-1 dated May 15, 1992, recorded with the Snohomish County Division of Records and Elections at Volume 2581, Page 2365, under Recording Number 9206050329, as subsequently amended; (2) Silver Firs Division 6A-II dated October 15, 1992, recorded with the Snohomish County Division of Records and Elections at Volume 2636, Page 0336, under Recording Number 9210150293, as subsequently amended; (3) Silver Firs Division 7 dated October 5, 1993, recorded with the Snohomish County Division of Records and Elections at Volume 2820, Page 2159, under Recording Number 9311090247, as subsequently amended; (4) Silver Firs Division 6B dated November 21, 1994, recorded with the Snohomish County Division of Records and Elections at Volume 2980, Page 804, under Recording Number 9411220350; (5) Silver Firs Division 8A, dated June 28, 1995, recorded with the Snohomish County Division of Records and Elections at Volume 3043, Pages 1682 through 1684, under Recording Number 9506280366, as subsequently amended; and (6) Silver Firs Division 8C, dated June 28, 1995, recorded with the Snohomish County Division of Records and Elections at Volume 3043, Pages 1685 through 1687, under Recording Number 9506280367, as subsequently amended.

3. Declarant now desires, pursuant to Article X, Section 6 of the Declaration of Covenants/Silver Firs Phase II, to annex the property known as Silver Firs Division 8B, and with the exception

of two provisions, to make Silver Firs Division 8B subject to the provisions of the Declaration of Covenants/Silver Firs Phase II.

NOW, THEREFORE, pursuant to Article X, Section 6 of the Declaration of Covenants/Silver Firs Phase II, Declarant hereby annexes and declares that all of the following described Silver Firs Division 8B:

Plat of Silver Firs Division 8B recorded in volume 60 of Plats, Pages 51 through 55 in Snohomish County, Washington, under Snohomish County Auditor's file number 9510185001.

except as expressly set forth in paragraphs (a) and (b) below, shall be held, sold and conveyed subject to the easements, restrictions, covenants, and conditions set forth in the Declaration of Covenants/Silver Firs Phase II, established to protect the value and desirability of the said plat and for the benefit of the owners of lots in said plat.

(a) Silver Firs Division 8B shall not be subject to the restriction set forth in Article VII, Section 1.A of the Declaration of Covenants/Silver Firs Phase II, but shall be subject to the following restriction in substitution therefor:

A. All roofing material shall be cedar shake, architectural composition or approved equal.

(b) Silver Firs Division 8B shall not be subject to the restriction set forth in Article VII, Section 1.B of the Declaration of Covenants/Silver Firs Phase II, but shall be subject to the following restriction in substitution therefor:

B. All siding material shall be wood, brick, vinyl, or manufactured hardboard, unless approved by the Architectural Control Committee.

These easements, restrictions, covenants and conditions shall run with the land and shall inure to the benefit of and be binding upon all parties, their heirs, successors and assigns, having any right, title or interest in the described plat or any part thereof;

and DECLARANT FURTHER DECLARES that all of the following described property shall be included within the definition of Common Area as set forth in Article I, Definition 4 ("Common Area") of the Declaration of Covenants/Silver Firs Phase II:

Tracts 604, 605-B and 605-C of Silver Firs Division 8B recorded in volume 60 of Plats, Pages 51 through 55 in Snohomish County, Washington, under Snohomish County Auditor's file number 9510185001;

RECORDED BY SNOHOMISH AUDITOR-BOB TERWILLIGER, COUNTY AUDITOR

and DECLARANT FURTHER DECLARES that all of the following described property shall be included within the definition of Properties as set forth in Article I, Definition 11 ("Properties") of the Declaration of Covenants/Silver Firs Phase II :

Plat of Silver Firs Division 8B recorded in volume 60 of Plats, Pages 51 through 55 in Snohomish County, Washington, under Snohomish County Auditor's file number 9510185001.

DATED: October 20, 1995.

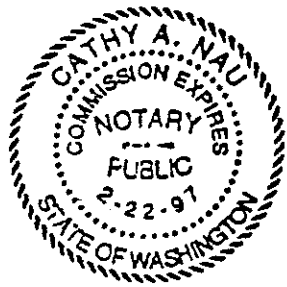
CENTEX REAL ESTATE CORPORATION,
a Nevada corporation

By: [Signature]
Robert J. Fogarty,
Division President

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me Robert J. Fogarty, who I know to be, or have satisfactory evidence that he is a Division President of CENTEX REAL ESTATE CORPORATION; who, under oath, stated that he was authorized to sign on its behalf the within and foregoing DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVER FIRS PHASE II, SILVER FIRS DIVISION 8B, and acknowledged it to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 20 day of October, 1995.



[Signature]
(Signature)

Cathy A. Nau
(Please print name legibly)

NOTARY PUBLIC in and for the
State of Washington, residing
at Everett
My commission expires 2/22/97

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