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Return Address:
CENTEX HOMES
2320 - 130th Avenue N.E., #200
Bellevue, Washington 98005

AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY _____

RECORDED BY SNOHOMISH COUNTY: BOB TERWILLIGER, AUDITOR

9702050232

DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SILVER FIRS PHASE II - SILVER FIRS
DIVISION 9A

Reference Number(s) of Documents: Recording No. 9702055002

Additional reference numbers on page 1 of
document

Grantor/Declarant: CENTEX HOMES, WASHINGTON DIVISION, a Nevada general
partnership

Grantee: [Not Applicable]

Legal Description: Plat of Silver Firs Division 9A recorded in Volume 62 of Plats, Pages
261 through 269 in Snohomish County, Washington, under
Snohomish County Auditor's File Number 9702055002

Assessor's Property Tax Parcel Account Number(s):
342805-3-003-0004 332805-4-012-0002
332805-4-015-0009 332805-4-021-0001
332805-4-014-0000

AFTER RECORDING RETURN TO:

CENTEX HOMES
2320 130th Avenue N.E., #200
Bellevue, Washington 98005

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SILVER FIRS PHASE II
SILVER FIRS DIVISION 9A

THIS DECLARATION is made this 5th day of January, 1997, by CENTEX HOMES, WASHINGTON DIVISION, a Nevada general partnership, successor-in-interest to CENTEX REAL ESTATE CORPORATION, a Nevada corporation (the "Declarant").

RECITALS

A. 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 9A ("Silver Firs Division 9A"), as more specifically described in Exhibit A attached hereto.

B. Silver Firs Phase II, Divisions 6A-I, 6A-II, 6B, 7, 8A, 8B 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-I 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 6B dated November 21, 1994, recorded with the Snohomish County Division of Records and Elections at Volume 2980, Page 0804, under Recording Number 9411220350; (4) 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; (5) Silver Firs Division 8A dated June 28, 1995, recorded with the Snohomish County Division of Records and Elections at Volume 3043, Page 1682, under Recording Number 9506280367; (6) Silver Firs

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Division 8B dated October 20, 1995, recorded with the Snohomish County Division of Records and Elections at Volume 3085, Page 2094, under Recording Number 9510230501; and (7) Silver Firs Division 8C dated June 28, 1995, recorded with the Snohomish County Division of Records and Elections at Volume 3043, Page 1685, under Recording Number 959506280367.

C. 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 9A, and to make Silver Firs Division 9A 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 9A:

Plat of Silver Firs Division 9A recorded in Volume 62 of Plats, Pages 261 through 269 in Snohomish County, Washington, under Snohomish County Auditor's File Number ~~9702055002~~

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.

and DECLARANT FURTHER DECLARES as follows:

- (1) that a sport court facility will be located on Tract 907. Following completion of the sport court facility by Declarant and acceptance of the sport court facility by Silver Firs Homeowners Association Phase II, all responsibility with respect to the sport court facility will be borne by Silver Firs Homeowners Association Phase II.
- (2) that the Owners of Lots 65, 66, 67, 68, 69, 76 and 77 of Division 9A must maintain the fence located along their property lines in accordance with the specifications set forth in Exhibit B attached hereto, including paint color specifications.
- (3) that the ownership of any and all trail areas within Silver Firs Division 9A will, upon completion, be transferred to Silver Firs Homeowners Association Phase II, which shall have ongoing responsibility for the repair and maintenance of such trail areas.

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 902, 903, 906 and 907 of Silver Firs Division 9A recorded in Volume 62 of Plats, Pages 261 through 269 in Snohomish County, Washington, under Snohomish County Auditor's File Number 9702055002

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 9A recorded in Volume 62 of Plats, Pages 261 through 267 in Snohomish County, Washington, under Snohomish County Auditor's File Number 9702055002

DATED: January 7, 1997.

CENTEX HOMES, WASHINGTON DIVISION,
a Nevada general partnership

By: CENTEX REAL ESTATE CORPORATION,
WASHINGTON DIVISION, a Nevada
corporation, its managing general partner

By: Robert J. Fogarty
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, the Division President of CENTEX REAL ESTATE CORPORATION, WASHINGTON DIVISION, a Nevada corporation, which corporation is the managing general partner of CENTEX HOMES, WASHINGTON DIVISION, a Nevada general partnership, and who, under oath, stated that he was authorized to sign on behalf of such corporation and partnership the within and foregoing DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVER FIRS PHASE II, SILVER FIRS DIVISION 9A, and acknowledged it to be the free and voluntary act and deed of said corporation and partnership for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 7 day of January, 1997.



Cathy A. Nau
(Signature)

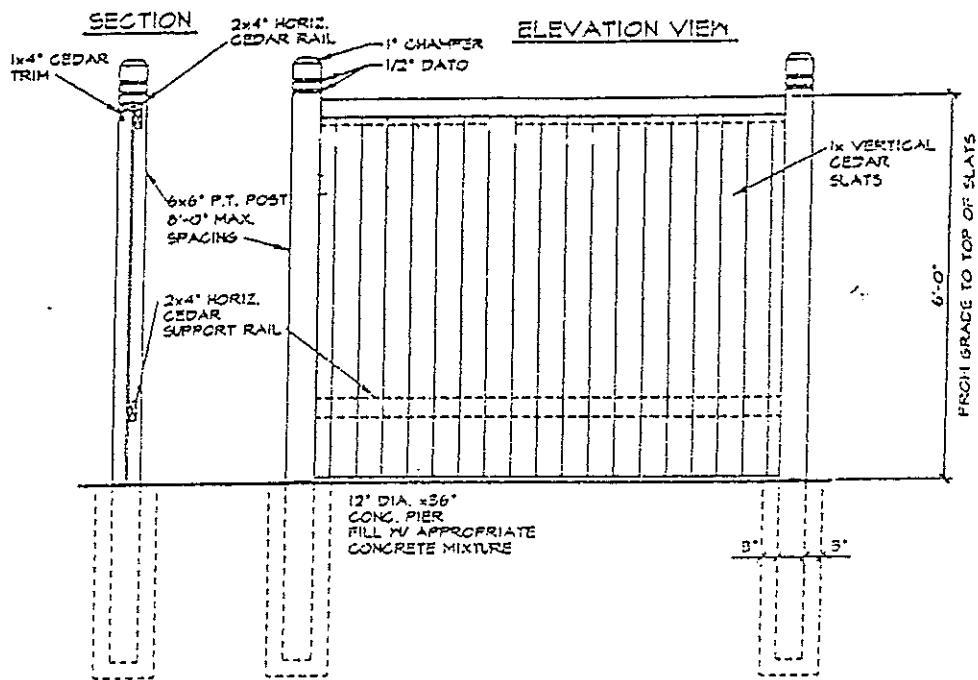
Cathy A. Nau
(Please print name legibly)

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

RECORDED BY SNOHOMISH COUNTY JOB TERMINATED AUDITOR

EXHIBIT B
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SILVER FIRS PHASE II
SILVER FIRS DIVISION 9A

Specifications for Maintenance of Fence



PAINT SPECIFICATION

THE OUTWARD-FACING SIDE OF THE FENCE SHALL BE PAINTED WITH COLUMBIA PAINT, IN THE COLOR COMMONLY KNOWN AS "BOB'S BLUE", AVAILABLE AT THE COLUMBIA PAINT STORE LOCATED IN EVERETT, WASHINGTON.

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PLANS AND SPECIFICATIONS FOR DRIVEWAY

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