

9710210510

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



9710210510
10/21/97 16:08
p.0006 Recorded
Snohomish County

Adds restrictions to
9B ONLY

DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SILVER FIRS PHASE II - SILVER FIRS
DIVISION 9B 13

CA 23345

CHICAGO TITLE INSURANCE COMPANY HAS PLACED
THIS DOCUMENT OF RECORD AS A CUSTOMER
COURTESY AND ACCEPTS NO LIABILITY FOR THE
ACCURACY OR VALIDITY OF THE DOCUMENT.

Reference Numbers
of Documents:

Recording No. 9709105003

Additional reference numbers on pages 1 and 2 of
document

Grantor/Declarant:

CENTEX HOMES, WASHINGTON DIVISION,
a Nevada general partnership

Grantee:

[Not Applicable]

Legal Description:

Plat of Silver Firs Division 9B recorded in Snohomish
County, Washington, under Snohomish County
Auditor's File Number 9709105003

Assessor's Property Tax
Parcel Account Number(s):

342805-3-003-0004
332805-4-022-0000

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

THIS DECLARATION is made this 14th day of October, 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 9B ("Silver Firs Division 9B"), as more specifically described in Exhibit A attached hereto.

B. Silver Firs Phase II, Divisions 6A-I, 6A-II, 6B, 7, 8A, 8B, 8C and 9A are subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVER FIRS PHASE II ("Declaration of Covenant/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 9506280366; (6) Silver Firs 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; (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 9506280367; and (8) Silver Firs Division 9A dated January 5, 1997, recorded with the Snohomish County Division of Records and Elections at Volume 3263, Page 2953, under Recording Number 9702050232.

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 9B, and to make Silver Firs Division 9B 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 9B:

Plat of Silver Firs Division 9B recorded in Snohomish County, Washington, under Snohomish County Auditor's File Number 9709105003.

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 tot lot facility will be located on Tract 904. Following completion of the tot lot facility by Declarant and acceptance of the tot lot facility by Silver Firs Homeowners Association Phase II, all responsibility with respect to the tot lot facility will be borne by Silver Firs Homeowners Association Phase II.
- (2) that the Owners of Lots 1, 63, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77 and 78 of Division 9B 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 9B 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:

Tract 904 of Silver Firs Division 9B recorded in Snohomish County, Washington, under Snohomish County Auditor's File Number 9709105003;

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 9B recorded in Snohomish County, Washington, under Snohomish County Auditor's File Number 9709105003.

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

Legal Description of Silver Firs Division 9B

Plat of Silver Firs Division 9B recorded in Snohomish County, Washington, under
Snohomish County Auditor's File Number 9709105003.