

Recording requested by, and
when recorded mail to:

Robert Howe
Kingsley Glen LLC
5446 Hyada Blvd. N.E.
Tacoma, WA 98422



20020816001960

TRANSACTION TI DPC 21.00
PAGE 001 OF 003
08/16/2002 15.16
KING COUNTY, WA

DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS AND RESERVATIONS
FOR
KINGSLEY GLEN

ADDENDUM NO.1

M200200456 *3/21/02*
The purpose of this Addendum No.1 is to add the following provision to Section 12.2 of the original Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Kingsley Glen filed under King County Recording Number 20020301000982:

"Any alteration of Section 4 14 2 or 7 2 3 shall be contingent upon obtaining a plat alteration from the City of Kent "

2002 081 6031960

Said document(s) were filed for record	
Grantor Kingsley Glen LLC	by Transaction Title as accommodation
Grantee 1 Kingsley Glen (Plat Name)	on, it has not been examined as to proper
2 The Public	execution or as to its effect upon title.
Abbreviated Legal Description <u>Section 34, Township 22N, Range 5E</u>	
Complete Legal Description <u>Exhibit A</u>	
Assessor's Tax Parcel IDs <u>342205-9156-02, 342205-9038-06, 342205-9037-07</u>	

ment(s) were filed for record
on Title as accommodation
not been examined as to proper
execution or as to its effect upon title.

DATED this 14th day of August, 2002

DECLARANT:

KINGSLEY GLEN, LLC, a Washington limited liability company

By. Charles K. Burnside
Its Member

STATE OF WASHINGTON)
COUNTY OF King) ss

I certify that I know or have satisfactory evidence that Charles K. Burnside is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the member of Kingsley Glen, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

DATED this 14th day of August, 2002



Carrie Bezates
Carrie L Bezates (printed name)
Notary Public in and for the State of
Washington, residing at Covington
My commission expires 01-29-2003

2602 081 6001960

**DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS
FOR
KINGSLEY GLEN**

ADDENDUM NO.1

EXHIBIT "A"

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W.M.;

THENCE SOUTH 00°54'30" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 407.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°54'30" WEST, A DISTANCE OF 435.00 FEET TO THE SOUTH LINE OF THE SOUTH 145 FEET OF THE NORTH 842 FEET OF SAID SUBDIVISION;

THENCE SOUTH 89°14'57" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,125.23 FEET TO THE WEST LINE OF THE EAST 200 FEET OF SAID SUBDIVISION,

THENCE NORTH 00°54'36" EAST ALONG SAID WEST LINE, A DISTANCE OF 145.00 FEET TO THE NORTH LINE OF THE SOUTH 145 FEET OF THE NORTH 842 FEET OF SAID SUBDIVISION;

THENCE SOUTH 89°14'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 200.00 FEET TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34;

THENCE NORTH 00°54'36" EAST ALONG SAID EAST LINE, A DISTANCE OF 290.00 FEET TO THE NORTH LINE OF THE SOUTH 145 FEET OF THE NORTH 552 FEET OF SAID SUBDIVISION;

THENCE NORTH 89°14'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,325.24 FEET TO THE TRUE POINT OF BEGINNING;

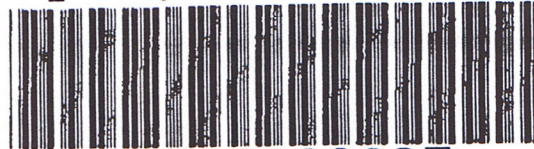
EXCEPT THE EAST 30.00 FEET THEREOF FOR 144TH AVENUE S.E.;

SITUATE IN THE CITY OF KENT, COUNTY OF KING, STATE OF WASHINGTON.

2007 081 6121960

Return Address:

Norris Homes, Inc.
10516 172nd Ct SE
Renton, WA 98059



20030804002295

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PAGE 001 OF 004
08/04/2003 15 09
KING COUNTY, WA

DOCUMENT TITLE(S) (for transactions contained therein)	
1	Kingsley Glen Amendment Number 2 To Declaration of Protective Covenants, Conditions and Restrictions
2	
3	
4	
Reference Number(s) of Documents assigned or released (on page of document(s))	
Grantor(s)	
1	Norris Homes, Inc,
2	
3	
4	
Additional Names on page of document	
Grantee(s)	
1	Norris Homes, Inc
2	
3	
4	
Additional Names on page of document	
Legal Description (abbreviated i.e. lot, block, plat or section, township, range)	
Additional legal is on page of document	
Assessor's Property Tax Parcel/Account Number 342205-9156-02; 342205-9038-06; 342205-9037-07	
The Auditor/Recorder will rely on information provided on the form The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein	

After Recording Return to:

Norris Homes, Inc
10516 172nd Ct SE
Renton, WA 98059

KINGSLEY GLEN
AMENDMENT NUMBER 2 TO DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS

- A. On March 1, 2002, under King County Auditor number 20020301000982, Kingsley Glen, L L.C., as Declarant filed the Declaration of Protective Covenants, Conditions and Restrictions for Kingsley Glen in connection with the Kingsley Glen Plat recorded on November 12, 2002 under King County Auditor Number 20021112002046 affecting the use of the following legally described property:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 5 EAST, W M ,

THENCE SOUTH 00°54'30" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 407 00 FEET TO THE TRUE POINT OF BEGINNING,

THENCE CONTINUING SOUTH 00°54'30" WEST, A DISTANCE OF 435 00 FEET TO THE SOUTH LINE OF THE SOUTH 145 FEET OF THE NORTH 842 FEET OF SAID SUBDIVISION,

THENCE SOUTH 89°14'57" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,125 23 FEET TO THE WEST LINE OF THE EAST 200 FEET OF SAID SUBDIVISION,

THENCE NORTH 00°54'36" EAST ALONG SAID WEST LINE, A DISTANCE OF 145 00 FEET TO THE NORTH LINE OF THE SOUTH 145 FEET OF THE NORTH 842 FEET OF SAID SUBDIVISION,

THENCE SOUTH 89°14'57" EAST ALONG SAID NORTH LINE, A DISTANCE OF 200 00 FEET TO THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34,

THENCE NORTH 00°54'36" EAST ALONG SAID EAST LINE, A DISTANCE OF 290 00 FEET TO THE NORTH LINE OF THE SOUTH 145 FEET OF THE NORTH 552 FEET OF SAID SUBDIVISION,

THENCE NORTH 89°14'57" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1,325 24 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THE EAST 30 00 FEET THEREOF FOR 144TH AVENUE S E ,

SITUATE IN THE CITY OF KENT, COUNTY OF KING, STATE OF WASHINGTON

- B. On November 27, 2002, Norris Homes, Inc., a Washington Corporation, purchased the entirety of the Lots described above Plat described above and acquired all rights of the original Declarant to act in the role of Declarant for the Plat

- C In accordance with Article 16, Article 12 Section 12.1 and Article 4, of the Declaration, the Declaration can be amended prior to the Transition Date without the approval of any owner or Mortgagee provided the amendment does not materially alter or change an Owner's right of use or materially and adversely affect the security, title and interest of any Mortgagee
- D. As of the time of signing this Amendment, Norris Homes, Inc is a Class B Member, Norris Homes, Inc owns more than 51% of the Lots subject hereto, and Norris Homes, Inc. as the successor Declarant holds in excess of 51% of the voting power of the Association and therefore, the Transition Date has not occurred
- E Pursuant to the CC&R's, Norris Homes, Inc. as owner of Lots and as Successor Declarant has the necessary votes to amend the Declaration during the Development Period, hereby waives notice of a membership meeting and any requirement to conduct a membership meeting and votes all of Declarant's in favor and approving the following Amendments of the Declaration as follows.

Amendment No. 2

Article 7, Section 7.3 regarding "Annual Assessment" shall be deleted in its entirety and replaced with the following:

Article 7, Section 7.3 One-Time Initiation Fee and Annual Assessments It is understood that all owners of lots within Kingsley Glen will become members of the Kingsley Glen Homeowner's Association, a non-profit corporation organized and existing under the laws of the State of Washington This Association, will provide for the assessment and collection of a one-time initiation fee approximately \$250.00 for each Purchaser of a Lot, at closing which will be paid directly to Norris Homes, Inc to partially reimburse Norris Homes, Inc for expenses associated with certain improvements installed by Norris Homes, Inc on behalf of the Association

In addition to the one-time initiation fee, The Association will also assess annual dues and each member is to maintain and improve the common areas of Kingsley Glen The annual dues of the Association are \$250 00 per annum until amended and shall be paid to The Kingsley Glen Homeowners Association on a pro rata basis depending on the actual closing date of an owner's purchase of a Lot

The initial annual assessment shall be \$250 00 per Lot commencing on January 1st of each year Each Builder/Lot Owner, upon purchasing from a Developer shall pay the pro rata portion of said assessment. Said annual assessment shall be due on or before January 30th of each year in which the assessment is made The above referenced annual assessment and all subsequent annual assessments shall be paid to the Homeowners Association who shall then pay for the expenses of the Association as required under the terms of this Declaration In the event the

expenses of the Association are in excess of the assessments collected, then the Builder/Owners who subsequently purchase from the Declarant shall pay the difference to the Association on a pro rata basis as determined by the number of Lots owned by all such Builder/Owners At such time as there had been sufficient assessments collected by the Association, then said Builder/Owner shall be reimbursed The Declarant shall not be responsible or liable for the payment of any assessment against any Lot owned by the Declarant

Except as amended herein, the Declaration shall remain in full force and effect.

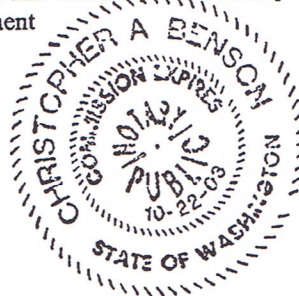
Dated this 31 day of July, 2003

Norris Homes, Inc.
A Washington Corporation
Successor Declarant and Class B Member

John Norris Pres
By John Norris, President

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I CERTIFY that I know or have satisfactory evidence that John Norris, President of Norris Homes, Inc , a Washington Corporation is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of Norris Homes, Inc to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument



Christopher A Benson
Print Name Christopher A Benson
Notary Public in and for the State of
Washington, residing at Federal Way
My Commission Expires 10-22-03