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AMENDMENT TO DECLARATION OF CONDO
10/6/2023 2:05 PM
KING COUNTY, WA

Rec: \$206.50

**AMENDMENT TO DECLARATION OF
THE RESERVE AT PATTERSON CREEK**

GRANTOR(S): THE RESERVE AT PATTERSON CREEK HOMEOWNERS
ASSOCIATION

GRANTEE(S): THE RESERVE AT PATTERSON CREEK

LEGAL DESCRIPTION: THE RESERVE AT PATTERSON CREEK, ACCORDING TO
THE DECLARATION RECORDED UNDER RECORDING
NO. 9904082528, AND AMENDMENTS THERETO, AND
SURVEY MAP AND PLANS RECORDED UNDER
RECORDING NO. 9901060530, AND ANY AMENDMENTS
THERETO, RECORDS OF KING COUNTY, WASHINGTON.

ASSESSOR'S PROPERTY TAX PARCEL NOS.: 7237550010-7237550310 (INCLUSIVE)

REFERENCE NUMBER: 9904082528

DEPARTMENT OF ASSESSMENTS

Examined and approved this 6th day of

October, 2023

John Wilson

Assessor

[Signature]

Deputy Assessor

**AMENDMENT TO DECLARATION OF
THE RESERVE AT PATTERSON CREEK**

RECITALS

The Declaration of Covenants, Conditions, Restrictions, Easements and Reservations of The Reserve at Patterson Creek (the "Declaration") was recorded on April 8th, 1999, under King County Recording No. 9904082528, along with the Plat map recorded on January 6th, 1999, under King County Recording No. 9901060530. The Declaration has previously been amended by instruments recorded under King County Recording Nos. 20151006000346 and 20160503000498.

The Reserve at Patterson Creek Homeowners Association intends to amend the Declaration to include additional use guidance, and update the number of Board members.

In accordance with Declaration Section 11.1.2, after notice to all Owners was duly provided, the following Declaration Amendment was approved with the written consent of Owners holding at least sixty percent (60%) of the voting power in the Association:

A) Section 3.3.2 Roofs and Siding is amended as follows:

3.3.2 Roofs and Siding. Roofs on all structures must be finished with one of the following options to maintain aesthetic consistency in the community:

1. 100% natural wood cedar shakes/shingles.
2. Presidential TL - a triple layer Asphalt shingle made by a company called CertainTeed.
3. Da Vinci - a synthetic shake that is a blend of polymers that looks like cedar shake.

All structural roof changes even conforming to above requirements will need prior permission from the Architectural Control Committee prior to Construction. Use of other materials and similar looking materials from other suppliers is not permitted except with an email approval granted by the Architectural Control Committee prior to Construction. No flat roofs shall be allowed.

The remainder of Section 3.3.2 remains unchanged.

B) The following new subsections 3.4.21-3.4.25 are added to Section 3.4 Use Restrictions as follows:

3.4.21 Seasonal lighting: Seasonal lights should have a maximum 75-day duration from the time they are installed. For example, Christmas lights installed Nov 01, should be removed by Jan 15, the following year. Regardless of when installed, all end of year holiday lighting must be removed from homes no later than January 15th each year.

3.4.22 Gravel front yard: Gravel should be maintained and replenished on a routine basis. Please contact the ACC for specifics for gravel size and type. Gravel in front of properties should be free of debris, weeds, and garbage. Gravel should be maintained including moss control and weed control measures should be used to ensure gravel is properly kept.

3.4.23 Sports equipment: Sports equipment such as basketball hoops and throwbacks cannot reside on roads, these must be maintained on individual lots. Soccer goals, pitch-backs etc. should not stay, nor be stored in front yards. They can be used in the front of Lots but must be put away when not in use.

3.4.24 Yard Signs: Yard signs need to be removed after maximum sixty (60) days from time installed. This includes, but is not limited to, graduation, special achievement signs and entering new school. Home-For-Sale signs are excluded and should follow specific guidance provided.

3.4.25 Garbage/Recycle/Yard waste bins: Bins cannot be out for more than 24 hours. These should not be placed on the curb more than 24 hours before first pickup and must be picked up within 24 hours of collection.

C) Section 5.2 Permanent Board of Directors is deleted in its entirety and replaced with the following new language:

Commencing at the next annual meeting following the recording date of this Amendment, and at each annual meeting thereafter, the Board shall be comprised of five (5) members who shall be elected and serve terms as provided in the Bylaws.

Except as modified and amended hereby, the Declaration shall remain in full force and effect. This Amendment shall take effect upon recording. If any portion of this Amendment is deemed ineffective, it shall not operate to invalidate the entire Amendment. The terms of this Amendment shall control over and implicitly amend any inconsistent provision of the Declaration, Bylaws, or Rules and Regulations of the Association.

The undersigned President of The Reserve at Patterson Creek Homeowners Association Board declares that the requirements for amendment to the Declaration have been met and this amendment to the Declaration was properly adopted.

THE RESERVE AT PATTERSON CREEK HOMEOWNERS ASSOCIATION

By: Sanjay Tikur

Print Name: SANJAY TIKU, President

STATE OF Washington)
) ss.:
COUNTY OF King)

On this 19th day of September, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sanjay Tikur to me, known to be the President of The Reserve at Patterson Creek Homeowners Association, the Washington non-profit corporation that executed the within and foregoing instrument, and acknowledged that instrument to be the free and voluntary act and deed of the Association, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the instrument on behalf of said Association.

WITNESS my hand and seal hereto affixed the day and year in this certificate above written.

Miriam Ahura

Miriam Ahura (Print name)

Notary Public in and for the State of WA,
residing at Washington State
My commission expires: 03/04/2023

