

C.W.R. & S.

INDEXED BY [Signature] JUL 26 8 27 AM '73

RECORDED BY _____ VERNER HILLER AUDITOR
RECORDED IN BOOK 279

AMENDMENTS TO CLIPPER RIDGE HOME OWNERS ASSOCIATION

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The Developer, Robert Young Developments, Inc., hereby amends in the following particulars the easements, reservations, covenants and conditions which were executed on June 28, 1973 and which were recorded on July 9, 1973 under Auditor's File No. 651934.

Section 3 of Article VII of said covenants is hereby amended to read as follows:

"Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Three Hundred Sixty Dollars (\$360.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 10% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 10% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum."

In addition, the signature lines and acknowledgment on said covenants is hereby amended to read as follows:

"IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has set its hand and seal this 28th day of June, 1973.

ROBERT YOUNG DEVELOPMENTS, INC.
a Washington corporation

By: [Signature]
Gary E. Bosch, President

By: [Signature]
Jacqueline L. Young, Secretary
By Gary E. Bosch, Attorney in Fact

Amendment - 1

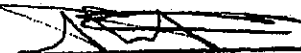
MAIL TO:

CRITCHLOW, WILLIAMS, RYALS & SCHUSTER
ATTORNEYS AT LAW
1177 JADWIN BUILDING
P. O. BOX 388
RICHLAND, WASHINGTON

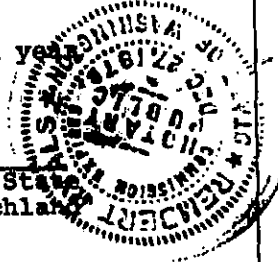
1 STATE OF WASHINGTON)
2 : SS
3 COUNTY OF BENTON)

4 On this 28th day of June, 1973, before me the undersigned,
5 a Notary Public in and for the State of Washington, duly
6 commissioned and sworn, personally appeared Gary E. Bosch
7 to me known to be the President of Robert Young Developments,
8 Inc., and to me known to be the individual who executed the
9 foregoing instrument as attorney in fact for Jacqueline L.
10 Young, the secretary of the corporation, and acknowledged that
11 he signed the same as his free and voluntary act and deed and
12 as attorney in fact for Jacqueline L. Young, for the uses and
13 purposes therein mentioned, and on oath stated that the Power
14 of Attorney authorizing the execution of this instrument has
15 not been revoked and that said principal is now living and is
16 not insane.

17 GIVEN under my hand and official seal the day and year
18 last above written.



19 Notary Public in and for the State
20 of Washington residing at Richland



21 DATED: This 24 day of July, 1973.

22 ROBERT YOUNG DEVELOPMENTS, INC.
23 a Washington corporation

24 By: Gary E. Bosch
25 Gary E. Bosch, President

26 By: Jacqueline L. Young
27 Jacqueline L. Young, Secretary
28 by Gary E. Bosch, Attorney in Fact

29 STATE OF WASHINGTON)
30 : SS
31 COUNTY OF BENTON)

32 On this 24 day of July, 1973, before me the undersigned,
a Notary Public in and for the State of Washington, duly
commissioned and sworn, personally appeared Gary E. Bosch
to me known to be the President of Robert Young Developments,
Inc., and to me known to be the individual who executed the
foregoing instrument as attorney in fact for Jacqueline L.
Young, the secretary of the corporation, and acknowledged that
he signed the same as his free and voluntary act and deed and

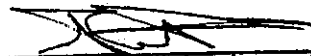
Amendment - 2

CRITCHLOW, WILLIAMS, RYALS & SCHUSTER
ATTORNEYS AT LAW
1177 JADWIN BUILDING
P. O. BOX 388
RICHLAND, WASHINGTON

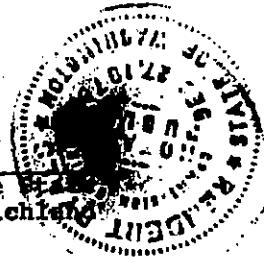
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as attorney in fact for Jacqueline L. Young, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Notary Public in and for the State of Washington residing at Richland





TH

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DEC 7 3 17 PM '73

AMENDMENTS TO CLIPPER RIDGE HOME OWNERS ASSOCIATION *285*

The Developer, Robert Young Developments, Inc., hereby amends in the following particulars the easements, reservations, covenants and conditions which were executed on June 28, 1973 and which were recorded on July 9, 1973 under Auditor's File No. 651934, and thereafter amended on July 24, 1973, recorded July 26, 1973 under Auditor's File No. 652774.

The following particular portions of Article II of said covenants are hereby amended to read as follows:

"The following portion of Lot 36, Block 1, of Clipper Ridge No. I, more particularly described as follows:

Beginning at the NE corner of Lot 23, and the true point of beginning; thence S 89°06'32"W, a distance of 60.00 feet to the NW corner of Lot 23; thence N 00°53'28"W, a distance of 9.20 feet; thence S. 82°10'30"E, a distance of 60.70 feet to the true point of beginning."

and

"The following portion of Lot 36, Block 1, of Clipper Ridge No. I, more particularly described as follows:

Beginning at the NE corner of Lot 34, and true point of beginning; thence S 89°06'32"W, a distance of 77.00 feet to the NW corner of Lot 34; thence N 00°53'28"W, a distance of 23.00 feet; thence N 89°06'32"E, a distance of 77.00 feet; thence S 00°53'28"E, a distance of 23.00 feet to the true point of beginning."

and the following portions of property hereinafter described shall be added to Article II as follows:

"The following portion of Lot 36, Block 1, of Clipper Ridge No. 1, more particularly described as follows:

Beginning at the NW corner of said Lot 10, being the true point of beginning; thence N 00°53'28"W a distance of 22.00 feet; thence N 89°06'32"E a distance of 76.00 feet to the NW corner of Lot 9 of said Block 1; thence S 00°53'28"E a distance of 22.00 feet; thence S 89°06'32"W a distance of 76.00 feet to the true point of beginning.

and

Amendment - 1

INDEXED BY *[Signature]*

RECORDED BY *[Signature]*

F.A.P.

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"The following portion of Lot 36, Block 1, of Clipper Ridge No. I, more particularly described as follows:

Beginning at the NW corner of said Lot 11, being the true point of beginning; thence N 00°53'28"W a distance of 22.00 feet; thence N 89°06'32"E, a distance of 72.00 feet; thence S 00°53'28"E, a distance of 22.00 feet; thence S 89°06'32"W, a distance of 72.00 feet to the true point of beginning."

The following particular portions of Article VI, Section 4 of said covenants are hereby amended to read as follows:

"AND LESS

The following portion of Lot 36, Block 1, of Clipper Ridge No. I, more particularly described as follows:

Beginning at the NE corner of Lot 23, and the true point of beginning; thence S 89°06'32"W, a distance of 60.00 feet to the NW corner of Lot 23; thence N 00°53'28"W, a distance of 9.20 feet; thence S. 82°10'30"E, a distance of 60.70 feet to the true point of beginning. "

"AND LESS

The following portion of Lot 36, Block 1, of Clipper Ridge No. I, more particularly described as follows:

Beginning at the NE corner of Lot 34, and true point of beginning; thence S 89°06'32"W, a distance of 77.00 feet to the NW corner of Lot 34; thence N 00°53'28"W, a distance of 23.00 feet; thence N 89°06'32"E, a distance of 77.00 feet; thence S 00°53'28"E, a distance of 23.00 feet to the true point of beginning."

and the following portions of property hereinafter described shall be added to Article VI, Section 4 as follows:

"AND LESS


The following portion of Lot 36, Block 1, of Clipper Ridge No. 1, more particularly described as follows:

Beginning at the NW corner of said Lot 10, being the true point of beginning; thence N 00°53'28"W a distance of 22.00 feet; thence N 89°06'32"E a distance of 76.00 feet to the NW corner of Lot 9 of said Block 1; thence S 00°53'28"E a distance of 22.00 feet; thence S 89°06'32"W a distance of

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GIVEN under my hand and official seal the day and year
last above written.

Andrew B. Schuster
Notary Public in and for the State
of Washington residing at
Kirkland, Washington



B-7189

INDEXED BY *Jg*

CHECKED BY *Jg*

FILED BY *TA* JUN 19 10 01 AM '74

VERNER M. LEE, AUDITOR

AMENDMENTS TO CLIPPER RIDGE HOME OWNERS ASSOCIATION

RECORDED IN VOL 287

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The Developer, Robert Young Developments, Inc., hereby amends in the following particulars the easements, reservations, covenants and conditions which were executed on June 28, 1973 and which were recorded on July 9, 1973 under Auditor's File No. 651934, and which were amended by an amendment recorded on July 26, 1973 under Auditor's File No. 652774.

Section 1 (f) of Article VI is hereby deleted.

Section 3 of Article VI is hereby deleted.

Section 5 of Article VII is hereby amended to read as follows:

"Section 5. Date of Commencement of Monthly Assessments - Due Dates. As to each particular lot involved, the liability for the monthly assessments provided for in Section 3 of this Article VII shall begin on the first day of the calendar month following the expiration of six (6) months from the date of any deed or real estate contract of sale for the Lot, or on the first day of the calendar month following occupancy of the premises, whichever is earlier. Said assessment shall be due and payable on such date and on the first day of each calendar month thereafter. The due date of any special assessments under Section 4 of this Article VII shall be fixed by the Trustee, or as to the Association, by the resolution authorizing such assessment. No assessments shall be due until the Developer conveys title to the Association to the fully developed common properties."

Section 4 of Article XI is hereby amended to read as follows:

"Section 4. Commercial Activity. There shall be no commercial activity by the members of this Association within the properties of this Association; provided, however, that the Developer may maintain a real estate sales office within said properties."

Section 4 of Article XIII is hereby deleted.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has set its hand and seal this 20th day of May, 1974.

Amendments to Clipper Ridge - 1

CRITCHLOW, WILLIAMS, RYALS & SCHUSTER
ATTORNEYS AT LAW
1177 JARWIN BUILDING
P. O. BOX 888
RICHLAND, WASHINGTON

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ROBERT YOUNG DEVELOPMENTS, INC.
a Washington corporation

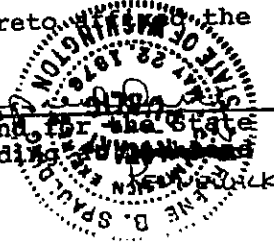
By: *Roger J. Strawick*
Roger J. Strawick, President

STATE OF WASHINGTON)
: SS
COUNTY OF BENTON)

On this 20th day of May, 1974, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Roger J. Strawick, to me known to be the President of Robert Young Developments, Inc., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

WITNESS my hand and official seal hereto, the day and year first above written.

Celene B. ...
Notary Public in and for the State
of Washington residing ...



MAIL TO:

TRANSAMERICA TITLE INSURANCE CO.
P. O. Box 790
Richland, Washington 99352

Amendments to Clipper Ridge - 2

CRITCHLOW, WILLIAMS, RYALS & SCHUSTER
ATTORNEYS AT LAW
1177 JAMNIN BUILDING
P. O. BOX 808
RICHLAND, WASHINGTON

7540-11 7⁰⁰ 26

VOL. 346 PAGE 991

MAR 27 1978

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
CLIPPER RIDGE HOMEOWNERS ASSOCIATION

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WHEREAS, the Declaration of Covenants, Conditions and Restrictions of the Clipper Ridge Homeowners Association was recorded November 5, 1975, under Benton County Auditor's number 690973 in Volume 302 at page 137, records of Benton County, Washington, and

WHEREAS, Section 3 of Article VII of the Covenants, Conditions and Restrictions of the Clipper Ridge Homeowners Association authorizes a certain maximum general assessment but also authorizes alternate means of increasing said maximum general assessment, and

WHEREAS, on October 28, 1977, written notice was given to all property owners of record on said date that a meeting would be held on November 29, 1977, for the purpose of increasing the maximum general assessment as set forth in Article VII, Section 3, and as authorized by subsection (b) thereof, and

WHEREAS, on November 29, 1977, the aforesaid meeting was held and at least sixty percent (60%) of the members, or property owners, entitled to vote were present, and hence a quorum existed, and

WHEREAS, 90% of the aforesaid quorum voted in favor of increasing the maximum general assessment from \$240.00 per lot per calendar year to \$348.00 per lot per calendar year,

NOW, THEREFORE, please take notice that the maximum annual general assessment per lot per calendar year is now \$348.00 per lot per calendar year on each and every lot, or piece of real property, as described in the aforesaid Covenants, Conditions and Restrictions of the Clipper Ridge Homeowners Association as recorded as aforesaid, which assessment commences January 1, 1978.

Dated this 28 day of March, 1978.

1 James J. Fuller
President, Clipper Ridge Homeowners Association

2 Robert C. Luckey
3 Vice-President, Clipper Ridge Homeowners Association

4 Phil McConnell
Secretary, Clipper Ridge Homeowners Association

5
6 STATE OF WASHINGTON)
7 COUNTY OF BENTON) SS

8 On the date first written above, before me appeared James
9 Fuller, Robert Luckey, and Philip McConnell to me known to be the
10 President, Vice-President and Secretary of the Clipper Ridge Homeowners
11 Association, and who acknowledge that they signed the foregoing
12 instrument as their free and voluntary act for the uses and purposes
13 therein mentioned.

14 Annabelle C. McKay
A Notary Public in and for the State
of Washington residing at _____

15
16 1941 Davison
17 Richland, wa
94352



Mail to: Clipper Ridge Homeowners Assn
1 Clipper Ridge
14104 N. N. WA 99152

On the date first written below, before me appeared Albert F. Noonan, to me known to be the President of the Clipper Ridge Homeowners Association and who acknowledges that he signed the foregoing instrument as his free and voluntary act for the uses and purposes therein mentioned.



Albert F. Noonan A Notary Public, in and for the State of Washington residing at *Leavenworth*

Amendment Page 1
Amendment to Declaration of Covenants, Conditions, and Restrictions of
Clipper Ridge Homeowners Association

3 WHEREAS, the declaration of Covenants, Conditions, and Restrictions of the
4 Clipper Ridge Homeowners Association was recorded November 5, 1975, under
5 Benton County Auditors Number 690973 in Volume 302 at Page 137, records of
6 Benton County, Washington, and

7 WHEREAS, Section 3 of Article VII of the Covenants, Conditions, and Restrictions
8 of the Clipper Ridge Homeowners Association authorizes a certain maximum general
9 assessment but also authorizes alternate means of increasing said maximum
10 general assessment, and

11 WHEREAS, September 15, 1980, written notice was given to all property owners of
12 record on said date that a meeting would be held on October 28, 1980, for the
13 purpose of increasing the maximum general assessment as set forth in Article
14 VII, Section 3, and as authorized under subsection (b) thereof, and

15 WHEREAS, on October 28, 1980, the aforesaid meeting was held and more than sixty
16 percent (60%) of the members, or property owners, entitled to vote were present
17 or had submitted valid proxies, and hence a quorum existed, and

18 WHEREAS, the required majority of the aforesaid quorum voted in favor of
19 increasing the maximum general assessment from \$420.00 per lot per calendar year
20 to either \$516.00 per lot per calendar year or to \$531.96 per lot per calendar
21 year, the exact amount to be based on the maintenance program commencing on
22 January 1, 1981, and

23 WHEREAS, a later recount of the votes cast by the quorum assembled on
24 October 28, 1980, left the selection of the maintenance option and accordingly
25 the exact amount of the maximum general assessment unresolved, further written
26 notice was given to homeowners on November 2, 1980, of a meeting to be held on
27 November 13, 1980, to conclude the matter, and

28 WHEREAS, on November 13, 1980, the aforesaid meeting was held and more than
29 sixty percent (60%) of the members, or property owners entitled to vote were
30 present or had submitted valid proxies, and hence a quorum existed, and

31 WHEREAS, a motion was seconded and passed by the required majority vote of the
32 quorum that since a valid quorum existed as stipulated in Article VII, Section
33 7, that the advance notice required by the same Article and Section be waived
34 for the purpose of this meeting, and

35 WHEREAS, seventy six percent (76%) of the aforesaid quorum voted in favor of
36 increasing the maximum general assessment from \$420.00 per lot per calendar
37 year to \$531.96 per lot per calendar year,

38 NOW, THEREFORE, please take notice that the maximum annual general assessment
39 per lot per calendar year is now \$531.96 per lot per calendar year on each and
40 every lot or piece of real property as described in the aforesaid Covenants,
41 Conditions, and Restrictions of the Clipper Ridge Homeowners Association as
42 recorded as aforesaid, which assessment commences January 1, 1981.

Dated this 2 day of Sept 1980.

Albert F. Noonan
President, Clipper Ridge Homeowners Association
State of Washington

County of Benton

SS
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RECORDED BY [initials]

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VERNER M. ALBATOR Page 1
DEPUTY
RECORDED AND INDEXED 429

Amendment

Amendment to Declaration of
Covenants, Conditions, and Restrictions of
Clipper Ridge Homeowners Association

INDEXED BY
CHECKED BY

1 WHEREAS, the declaration of Covenants, Conditions, and Restrictions
2 of the Clipper Ridge Homeowners Association was recorded November 5, 1975,
3 under Benton County Auditors Number 690973 in Volume 302 at Page 137,
4 records of Benton County, Washington, and

5 WHEREAS, Section 3 of Article VII of the Covenants, Conditions and
6 Restrictions of the Clipper Ridge Homeowners Association authorizes a
7 certain maximum general assessment but also authorizes alternate means
8 of increasing said maximum general assessment, and

9 WHEREAS, September 23, 1982, written notice was given to all
10 property owners of record on said date that a meeting would be held on
11 October 26, 1982, for the purpose of increasing the maximum general
12 assessment as set forth in Article VII, Section 3, and as authorized by
13 subsection (b) thereof, and

14 WHEREAS, on October 26, 1982, the aforesaid meeting was held and
15 more than sixty percent (60%) of the members, or property owners,
16 entitled to vote were present or had submitted valid proxies, and, hence
17 a quorum existed, and

18 WHEREAS, 90% of the aforesaid quorum voted in favor of increasing
19 the maximum general assessment from \$528.00 per lot per calendar year
20 to \$576.00 per lot per calendar year,

21 NOW, THEREFORE, please take notice that the maximum annual general
22 assessment per lot per calendar year is now \$576.00 per lot per calendar
23 year on each and every lot or piece of real property as described in the
24 aforesaid Covenants, Conditions, and Restrictions of the Clipper Ridge
25 Homeowners Association as recorded as aforesaid, which assessment
26 commences January 1, 1983.

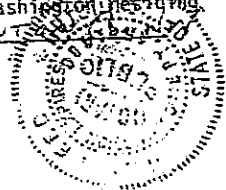
27 Dated this 1 day of December ~~1982~~ ¹⁹⁸³
m.j.

28 Mary M Thomas
29 President, Clipper Ridge Homeowners Association

30 State of Washington)
31 County of Benton)

32 On the date first written above, before me appeared Mary M. Thomas,
to me known to be the President of the Clipper Ridge Homeowners Association,
and who acknowledges that she signed the foregoing instrument as her free
and voluntary act for the uses and purposes therein mentioned.

33 MAIL TO:
34 MARY THOMAS
35 450 MATEO COURT
36 RICHLAND, WASHINGTON ((#6

[Signature]
A Notary Public in and for the
State of Washington, residing
at Benton


VOL 463 PAGE 983

85- 9034

FILED BY

JUL 15 8 03 AM '85

VERNER MILLER, AUDITOR
DEPUTY
RECORDED IN VOL. 463, oo

B-10930
CLIPPER RIDGE HOMEOWNERS ASSOCIATION,
a Washington non-profit corporation,

Claimant,

NO.

and

AMENDED CLAIM OF
LIEN

RENATO T. and TERESITA A. ALONZO,
husband and wife,

Respondents.

NOTICE IS HEREBY GIVEN that the above-named claimant claims
a lien upon the following described real property:

Lot 23, Clipper Ridge No. 2, according to the plat thereof
recorded in Volume 8 of Plats, Page 196, records of Benton
County, situate in the City of Richland, State of Washing-
ton, and commonly known as 303 Gulf Court.

Said lien is claimed pursuant to the Declarations Condition
and Covenants of Claimant, as amended, as the same appear in
the records of the Auditor of Benton County under Auditor's
File No. 690973, and which were first recorded November 5, 1975.

Said lien is for:

(a) cleaning and painting of above-referenced house in
the sum of \$775.00.

(b) installation of sprinkler system and lawn in the sum
of \$3,958.00.

(c) costs and attorney's fees in the sum of \$300.00 pur-
suant to the Declaration and Covenants aforesaid.

DATED this 5 day of July, 1985.

CLIPPER RIDGE HOMEOWNERS ASSOCIATION

By:

DAROLD D. JOHNSON

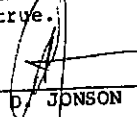
CIWAN, WALKER, JOHNSON & MICHNE, P.S.
ATTORNEYS AT LAW
1200 JADWIN AVE., SUITE 500
RICHLAND, WASHINGTON 99352
TELEPHONE (509) 845-2878

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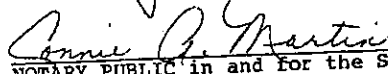
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STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

DARYL D. JONSON, being first duly sworn, says: I am fully authorized to sign this claim on behalf of the above-named claimant. I have read the foregoing amended claim, know the contents thereof and believe the same to be true.


DARYL D. JONSON

SUBSCRIBED AND SWORN to before me this 8 day of July, 1985.


NOTARY PUBLIC in and for the State of Washington, residing at Richland.



AMENDED CLAIM OF LIEN -2

COWAN, WALKER, JONSON & MOORE, P.S.
ATTORNEYS AT LAW
1200 JADWIN AVE., SUITE 500
RICHLAND, WASHINGTON 98362
TELEPHONE (509) 843-2676

Amendment

Amendment to Declaration of
Covenants, Conditions, and Restrictions
Clipper Ridge Homeowners Association

JEC 5 11 33 AM '85

VERNE MILLER AUDITOR
RECORDED IN VOL. 468

1 WHEREAS, the declaration of Covenants, Conditions, and Restrictions
2 of the Clipper Ridge Homeowners Association was recorded November 5, 1975,
3 under Benton County Auditors Number 690973 in Volume 302 at Page 137,
4 records of Benton County, Washington, and

5 WHEREAS, Section 3 of Article VII of the Covenants, Conditions and
6 Restrictions of the Clipper Ridge Homeowners Association authorizes a
7 certain maximum general assessment but also authorizes alternate means
8 of increasing said maximum general assessment, and

9 WHEREAS, September 10, 1985, notice was given to the Board of Trustees
10 on said date that a meeting would be held on October 8, 1985, for the pur-
11 pose of increasing the maximum general assessment as set forth in Article
12 VII, Section 3, and as authorized by subsection (a) thereof, and

13 WHEREAS, on October 8, 1985, the aforesaid meeting was held and more
14 than sixty percent (60%) of the Board of Trustees, entitled to vote were
15 present, and hence a quorum existed, and

16 WHEREAS, 100% of the aforesaid quorum voted in favor of increasing the
17 maximum general assessment from \$576.00 per lot per calendar year to \$600.00
18 per lot per calendar year,

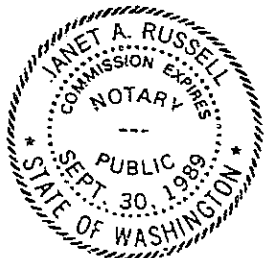
19 NOW, THEREFORE, please take notice that the maximum annual general
20 assessment per lot per calendar year is now \$600.00 per lot per calendar
21 year on each and every lot or piece of real property as described in the
22 Homeowners Association as recorded as aforesaid, which assessment commences
23 January 1, 1986.

24 Dated this 2nd day of December 1985.

25 E.M. Fitzgibbon, President
26 President, Clipper Ridge Homeowners Association

27 State of Washington)
28 County of Benton) SS

29 On the date first written above, before me appeared Mary Fitzgibbon,
30 to me known to be the President of the Clipper Ridge Homeowners Association,
31 and who acknowledges that she signed the foregoing instrument as her free
and voluntary act for the uses and purposes therein mentioned.



Janet A. Russell
Notary Public in and for the
State of Washington residing
at Kennewick

Amendment

90-16834

NOTARY

OCT 5 9 18 AM '90

Amendment to Declaration of
Covenants, Conditions, and Restrictions of
Clipper Ridge Homeowners Association

WHEREAS, the declaration of Covenants, Conditions, and Restrictions of the Clipper Ridge Homeowners Association was recorded November 5, 1975, records of Benton County, Washington, under Benton County Auditors Number 690973 in Volume 302 at Page 137, and

WHEREAS, Section 3 of Article VII of the Covenants, Conditions and Restrictions of the Clipper Ridge Homeowners Association authorizes a certain maximum general assessment but also authorizes alternate means of increasing said maximum general assessment, and

WHEREAS, May 8, 1990, notice was given to the Board of Trustees on said date that a meeting would be held on June 12, 1990, for the purpose of increasing the maximum general assessment as set forth in Article VII, Section 3, and as authorized by subsection (a) thereof, and

WHEREAS, on June 12, 1990, the aforesaid meeting was held and more than sixty percent (60%) of the Board of Trustees, entitled to vote were present, and hence a quorum existed, and

WHEREAS, 100% of the aforesaid quorum voted in favor of increasing the maximum general assessment from \$600.00 per lot per calendar year to \$630.00 per lot per calendar year,

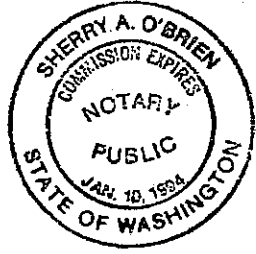
NOW, THEREFORE, please take notice that the maximum annual general assessment per lot per calendar year is now \$630.00 per lot per calendar year on each and every lot or piece of real property as described in the Homeowners Association as recorded as aforesaid, which assessment commences August 1, 1990.

Dated this 3rd day of October 1990.

Robert W. Jones
President, Clipper Ridge Homeowners Association

State of Washington)
) SS
County of Benton)

On the date first written above, before me appeared Robert W. Jones, to me known to be the President of the Clipper Ridge Homeowners Association, and who acknowledges that he signed the foregoing instrument as his free and voluntary act for the uses and purposes therein mentioned.



Sherry A. O'Brien
A Notary Public in and for the
State of Washington residing
at *Richland, WA*

Mail to Robert Jones
468 Matter Ct.
Richland 99352

OFFICIAL RECORD

RECORDED BY
FEB 10 12 25 PM '92 Page 1

Amendment

Amendment to Declaration of
Covenants, Conditions, and Restrictions of
Clipper Ridge Homeowners Association

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WHEREAS, the declaration of Covenants, Conditions, and Restrictions of the Clipper Ridge Homeowners Association was recorded November 5, 1975, records of Benton County, Washington, under Benton County Auditors Number 690973 in Volume 302 at Page 137, and

WHEREAS, Section 3 of Article VII of the Covenants, Conditions and Restrictions of the Clipper Ridge Homeowners Association authorizes a certain maximum general assessment but also authorizes alternate means of increasing said maximum general assessment, and

WHEREAS, December 11, 1991, notice was given to the Board of Trustees on said date that a meeting would be held on January 9, 1992 for the purpose of increasing the maximum general assessment as set forth in Article VII, Section 3, and as authorized by subsection (a) thereof, and

WHEREAS, on January 9, 1992, the aforesaid meeting was held and more than sixty percent (60%) of the Board of Trustees, entitled to vote were present, and hence a quorum existed, and

WHEREAS, 100% of the aforesaid quorum voted in favor of increasing the maximum general assessment from \$630.00 per lot per calendar year to \$660.00 per lot per calendar year,

NOW, THEREFORE, please take notice that the maximum annual general assessment per lot per calendar year is now \$660.00 per lot per calendar year on each and every lot or piece of real property as described in the Homeowners Association as recorded as aforesaid, which assessment commences March 1, 1992.

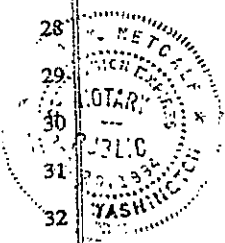
Dated this 3 day of Feb. 1992.

Winston Little
President, Clipper Ridge Homeowners Association

State of Washington)
 : SS
County of Benton)

On the date first written above, before me appeared Winston Little, to me known to be the President of the Clipper Ridge Homeowners Association, and who acknowledges that he signed the foregoing instrument as his free and voluntary act for the used and purposes therein mentioned.

Dea M. Metcalf
A Notary Public in and for the
State of Washington residing
at Kennewick



RETURN TO:
ROBERT W. JONES
468 MATEO COURT
RICHLAND, WASHINGTON 99552

Amendment

Amendment to Declaration of Covenants, Conditions, and Restrictions of Clipper Ridge Homeowners Association

WHEREAS, the declaration of Covenants, Conditions, and Restrictions of the Clipper Ridge Homeowners Association was recorded November 5, 1975, records of Benton County, Washington, under Benton County Auditors number 690973 in Volume 302 at page 137, and

WHEREAS, Section 3 of Article VII of the Covenants, Conditions, and Restrictions of the Clipper Ridge Homeowners Association authorizes a certain maximum general assessment but also authorizes alternate means of increasing said maximum general assessment, and

WHEREAS, on July 6, 1994 notice was given to the Board of Trustees on said date that a meeting would be held on July 12, 1994 for the purpose of financial planning, and

WHEREAS, on July 12, 1994 the aforesaid meeting was held and more than sixty percent (60%) of the Board of Trustees entitled to vote were present, and hence a quorum existed, and

WHEREAS, 100% of the aforesaid quorum voted in favor of increasing the maximum annual general assessment per lot per calendar year from \$690.00 to \$720.00, as set forth in Article VII, Section 3, Subsection (a) of aforesaid covenants, Conditions, and Restrictions,

NOW AND THEREFORE, please take notice that effective January 1, 1995 the maximum annual general assessment per calendar year per lot is now \$720.00 per lot per calendar year on each lot or piece of real property as described in the Homeowners Association as recorded as aforesaid.

Dated this 7 day of October 1994. FILED BY

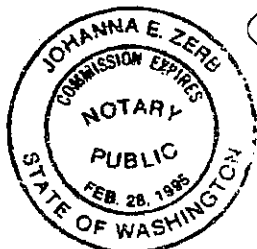
OCT 26 11 20 AM '94

BRUCE GARDNER BENTON COUNTY AUDITOR

David J. Guzzetta President, Clipper Ridge Homeowners Association

State of Washington) : SS County of Benton)

On this date first written above, before me appeared David Guzzetta, to me known as the President of the Clipper Ridge Homeowners Association, and who acknowledges that he signed the foregoing instrument as his free and voluntary act for the purposes and uses therein mentioned.



Johanna E. Zerb A Notary Public and for the State of Washington residing at Pasco Washington

Robert W Jones 468 Mateo Ct Richland, WA 99352

Amendment to Declaration of Covenants, Conditions, and Restrictions of Clipper Ridge Homeowners Association

WHEREAS, the declaration of Covenants, Conditions, and Restrictions of the Clipper Ridge Homeowners Association was recorded November 5, 1975, records of Benton County, Washington, under Benton County Auditors number 690973 in Volume 302 at page 137, and

WHEREAS, Section 3 of Article VII of the Covenants, Conditions, and Restrictions of the Clipper Ridge Homeowners Association authorizes a certain maximum general assessment but also authorizes alternate means of increasing said maximum general assessment, and

WHEREAS, on September 9, 1993 notice was given to the Board of Trustees on said date that a meeting would be held on September 23, 1993 for the purpose of financial planning, and

WHEREAS, on September 23, 1993 the aforesaid meeting was held and more than sixty percent (60%) of the Board of Trustees entitled to vote were present, and hence a quorum existed, and

WHEREAS, 100% of the aforesaid quorum voted in favor of increasing the maximum annual general assessment per lot per calendar year from \$660.00 to \$690.00, as set forth in Article VII, Section 3, Subsection (a) of aforesaid Covenants, Conditions, and Restrictions,

NOW AND THEREFORE, please take notice that effective January 1, 1994 the maximum annual general assessment per calendar year per lot is now \$690.00 per lot per calendar year on each lot or piece of real property as described in the Homeowners Association as recorded as aforesaid.

Dated this 6 day of Oct, 1993.

FILED BY Oct 11 12 04 PM '93

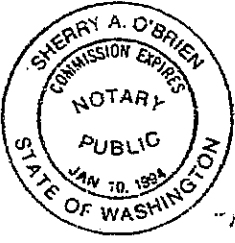
Charles Mortimer, President, Clipper Ridge Homeowners Association

CLIFF DAGNER BENTON COUNTY AUDITOR

State of Washington)
County of Benton)

OFFICIAL RECORDS

On this date first written above, before me appeared Charles Mortimer, to me known as the President of the Clipper Ridge Homeowners Association, and who acknowledges that he signed the foregoing instrument as his free and voluntary act for the purposes and uses therein mentioned.



Sherry A. O'Brien, A Notary Public and for the State of Washington residing at Richland, WA

Witness To Robert W Jones 428 Main St Bellingham, WA 98252

95 26667

FILED BY

Nov 20 2 00 PM '95

BOBBIE GAGNER
BENTON COUNTY, AUDITOR

OFFICIAL RECORD

Amendment

Page 1

Amendment to Declaration of
Covenants, Conditions, and Restrictions of
Clipper Ridge Homeowners Association

1 WHEREAS, the declaration of Covenants, Conditions, and Restrictions of the
2 Clipper Ridge Homeowners Association was recorded November 5, 1975, records
3 of Benton County, Washington, under Benton County Auditors number 690973 in
4 Volume 302 at page 137, and
5

6 WHEREAS, Section 3 of Article VII of the Covenants, Conditions, and
7 Restrictions of the Clipper Ridge Homeowners Association authorizes a certain
8 maximum annual townhouse assessment but also authorizes alternate means of
9 increasing said maximum townhouse assessment, and
10

11 WHEREAS, on August 10, 1995 notice was given to the Board of Trustees on
12 said date that a meeting would be held on September 14, 1995, and
13

14 WHEREAS, September 14, 1995 the aforesaid meeting was held and more than
15 sixty percent (60%) of the Board of Trustees entitled to vote were present, and
16 hence a quorum existed, and
17

18 WHEREAS, 100% of the aforesaid quorum voted in favor of increasing the
19 maximum annual townhouse assessment per lot per calendar year from \$294.00 to
20 \$308.40, as set forth in Article VII, Section 3, Subsection (a) of aforesaid
21 Covenants, Conditions, and Restrictions,
22

23 NOW AND THEREFORE, please take notice that effective January 1, 1996 the
24 maximum annual townhouse assessment per calendar year per lot is now \$308.40
25 per lot per calendar year on each lot or piece of real property as described in the
26 Homeowners Association as recorded as aforesaid.
27

28 Dated this 6 day of November 1995.

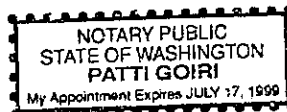
29 *Keith S. Fowler*

30 President, Clipper Ridge Homeowners Association

31 State of Washington)
32 : SS
County of Benton)

On this date first written above, before me appeared Keith Fowler, to me
known as the President of the Clipper Ridge Homeowners Association, and
who acknowledges that he signed the foregoing instrument as his free and
voluntary act for the purposes and uses therein mentioned.

Patti Giori
A Notary Public and for the
State of Washington residing
at *Kennecook*



*2112-2
Clipper Ridge Homeowners Assn.
100 Clipper Ridge
Benton, WA 99004*

95 26668

FILED BY

Nov 20 2 00 PM '95

BOBBIE GAGNER
BENTON COUNTY, AUDITOR

VOL. 637 PAGE 3635

Page 1

Amendment

Amendment to Declaration of
Covenants, Conditions, and Restrictions of
Clipper Ridge Homeowners Association

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4 WHEREAS, the declaration of Covenants, Conditions, and Restrictions of the
Clipper Ridge Homeowners Association was recorded November 5, 1975, records
5 of Benton County, Washington, under Benton County Auditors number 690973 in
Volume 302 at page 137, and

6
7 WHEREAS, Section 3 of Article VII of the Covenants, Conditions, and
Restrictions of the Clipper Ridge Homeowners Association authorizes a certain
8 maximum general assessment but also authorizes alternate means of increasing
said maximum general assessment, and

9
10 WHEREAS, on August 10, 1995 notice was given to the Board of Trustees on
said date that a meeting would be held on September 14, 1995, and

11
12 WHEREAS, September 14, 1995 the aforesaid meeting was held and more than
sixty percent (60%) of the Board of Trustees entitled to vote were present, and
hence a quorum existed, and

13
14 WHEREAS, 100% of the aforesaid quorum voted in favor of increasing the
maximum annual general assessment per lot per calendar year from \$720.00 to
\$756.00, as set forth in Article VII, Section 3, Subsection (a) of aforesaid
Covenants, Conditions, and Restrictions.

15
16 NOW AND THEREFORE, please take notice that effective January 1, 1996 the
maximum annual general assessment per calendar year per lot is now \$756.00
17 per lot per calendar year on each lot or piece of real property as described in the
Homeowners Association as recorded as aforesaid.

18 Dated this 6 day of November 1995.

19
20 Keith L Fowler
21 President, Clipper Ridge Homeowners Association

22 State of Washington)
: SS
23 County of Benton)

24 On this date first written above, before me appeared Keith Fowler, to me
25 known as the President of the Clipper Ridge Homeowners Association, and
who acknowledges that he signed the foregoing instrument as his free and
26 voluntary act for the purposes and uses therein mentioned.

27
28 Patti Goiri
A Notary Public and for the
29 State of Washington residing
at Spokane

30
31
32 NOTARY PUBLIC
STATE OF WASHINGTON
PATTI GOIRI
My Appointment Expires JULY 17, 1999

*Clipper Ridge Homeowners Assoc
410 S. Apple St
Spokane, WA 99202*



Return Name and Address:
Shelley Witwer
376 Breakwater Ct
Richland, Wt 94352

PLEASE PRINT OR TYPE INFORMATION:

Document Title(s)(or transactions contained therein):

1. Amendment
- 2.
- 3.
- 4.

Grantor(s)(Last name first, first name, middle initials):

1. Clipper Ridge Homeowner
- 2.
- 3.
- 4.

Additional names on page _____ of document.

Grantee(s)(Last name first, first name, middle initials):

1. Public
- 2.
- 3.
- 4.

Additional names on page _____ of document.

Legal description (abbreviated; ie. lot, block, plat or section, township, range, qtr./qtr.)

Additional legal is on page _____ of document.

Reference Number(s) of documents assigned or released:

Additional numbers on page 696973 of document.

Assessor's Property Tax Parcel/Account Number

Property Tax Parcel ID is not yet assigned.
Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



Return Name and Address:

Shelley Witwer
376 Breakwater Ct.
Richland, WY 82834

PLEASE PRINT OR TYPE INFORMATION:

Document Title(s)(or transactions contained therein):

1. Amendment
- 2.
- 3.
- 4.

Grantor(s)(Last name first, first name, middle initials):

1. S. Clipper Ridge Home Owners Assn.
- 2.
- 3.
- 4.

Additional names on page _____ of document.

Grantee(s)(Last name first, first name, middle initials):

1. Public
- 2.
- 3.
- 4.

Additional names on page _____ of document.

Legal description (abbreviated: ie. lot, block, plat or section, township, range, qtr./qtr.)

Additional legal is on page _____ of document.

Reference Number(s) of documents assigned or released:

Additional numbers on page 696973 of document.

Assessor's Property Tax Parcel/Account Number

Property Tax Parcel ID is not yet assigned.
Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



1 Amendment

2 Amendment to Declaration of Covenants, Conditions, and Restrictions of
3 Clipper Ridge Homeowners Association

4 WHEREAS, the declaration of Covenants, Conditions, and Restrictions of the Clipper Ridge Homeowners Association was
5 recorded November 5, 1975, records of Benton County, Washington, under Benton County Auditors Number 690973 in Volume
6 302 at Page 137, and

7 WHEREAS, Proper notice was provided to members as required by Section 7 of Article VII of the Covenants, Conditions and
8 Restrictions of the Clipper Ridge Homeowners Association, and

9 WHEREAS, The Association Membership met at a regularly scheduled meeting on October 26, 2004, for the purpose of
10 conducting the business of Clipper Ridge Homeowners Association, and

11 WHEREAS, the aforesaid meeting was held and more than sixty percent (60%) of the Association Membership, entitled to vote
12 were present, and hence a quorum existed, and

13 WHEREAS, more than two-thirds (2/3) of the ballots cast voted in favor of increasing the maximum general assessment from
14 \$756.00 per lot per calendar year to \$1020.00 per lot per calendar year,

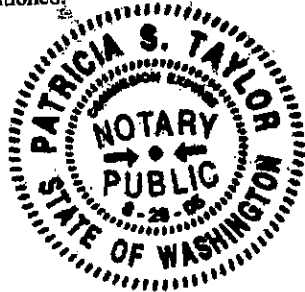
15 NOW, THEREFORE, please take notice that the maximum annual general assessment per lot per calendar year is now \$1020.00
16 per lot per calendar year on each and every lot or piece of real property as described in the Homeowners Association as recorded as
17 aforesaid, which assessment commences January 1, 2004.

18
19 Dated this 2 day of December 2004.

20 Jennie Martin
21 President, Clipper Ridge Homeowners Association

22 State of Washington)
: ss
23 County of Benton)

24 On the date first written above, before me appeared Jennie Martin to me known to be the President of the Clipper Ridge
25 Homeowners Association, and who acknowledges that he signed the foregoing instrument as his free and voluntary act for the use
26 and purposes therein mentioned.



27 Patricia S. Taylor
28 A Notary Public in and for the State of Washington
residing at 8-29-05