

199910140407

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Document Title(s) (or transactions contained therein)

- 1 DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PLATEAU AND EAGLE RIDGE
- 2
- 3

Grantor(s) (Last name first, then first name and initials)

- 1 PACIFIC DEVELOPMENT LLC
- 2 CMI INCORPORATED
- 3 LIN HOMES, INC
- 4 EAGLE RIDGE OF SULTAN HOMEOWNERS' ASSOCIATION

Grantee(s) (Last name first, then first name and initials)

- 1
- 2
- 3

Legal Description (abbreviated i e lot, block, plat or section, township, range)

THE PLATEAU, Lots 1 through 23, and
EAGLE RIDGE, PHASE I, Lots 66 through 82, 85 through 111, and
EAGLE RIDGE, PHASE II, Lots 40 through 57, 60 through 65, and
EAGLE RIDGE, PHASE III, Lots 1 through 14, 14A, 15 through 39, 58,
59, 83, 84, 112 through 114

Additional legal is on page 3 of document

Assessor's Property Tax Parcel/Account Number

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

DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
THE PLATEAU AND EAGLE RIDGE

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DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE PLATEAU AND EAGLE RIDGE

THIS DECLARATION is applicable to the following

THE PLATEAU, Lots 1 through 23, and

EAGLE RIDGE, PHASE I, Lots 66 through 82, 85 through 111, and

EAGLE RIDGE, PHASE II, Lots 40 through 57, 60 through 65, and

EAGLE RIDGE, PHASE III, Lots 1 through 14, 14A, 15 through 39, 58, 59,
83, 84, 112 through 114

and all tracts, easements and open space therein

WHEREAS, PACIFIC DEVELOPMENT LLC, a Washington Limited Liability Company, recorded its Declaration of Protective Covenants, Conditions and Restrictions of The Plateau, and

WHEREAS, PACIFIC DEVELOPMENT LLC conveyed its entire interest in The Plateau to CMI INCORPORATED, a Washington corporation, and

WHEREAS, CMI INCORPORATED, recorded its Amended Declaration of Protective Covenants, Conditions and Restrictions of The Plateau, in which CMI INCORPORATED expressed its intent to bind the plat of Eagle Ridge with the same covenants, conditions and restrictions which bind The Plateau, and form one homeowners association for the benefit of all lots in both plats, and

WHEREAS, CMI INCORPORATED and LIN HOMES, INC, a Washington corporation, acquired all lots in the plat of Eagle Ridge, Phase I, and recorded their Second Amended Declaration of Protective Covenants, Conditions and Restrictions of the Plateau, Now Including Eagle Ridge Phase I, and

WHEREAS, CMI INCORPORATED and LIN HOMES, INC have acquired all lots in the plat of Eagle Ridge, Phase II, and

WHEREAS, PACIFIC DEVELOPMENT LLC and CMI INCORPORATED own all lots in the plat of Eagle Ridge, Phase III, and

WHEREAS, CMI INCORPORATED and LIN HOMES, INC currently maintain exclusive control of the Eagle Ridge of Sultan Homeowners' Association, formerly known as the Sultan Plateau Homeowners' Association, which Association holds the right to amend the covenants, conditions and restrictions now binding The Plateau and Eagle Ridge, Phase I, and

WHEREAS, PACIFIC DEVELOPMENT LLC, CMI INCORPORATED, LIN HOMES, INC and the EAGLE RIDGE OF SULTAN HOMEOWNERS' ASSOCIATION (collectively, "Declarant") desire to declare of public record their intention to amend and supersede the Second Amended Declaration of Protective Covenants, Conditions and Restrictions of the Plateau, Now Including Eagle Ridge Phase I, and subject all lots in The Plateau, Eagle Ridge Phase I, Phase II and Phase III to the covenants, conditions,

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