

FIRST AM  
AM-4517 (WB) (A)

After Recording Return to:  
Davis Wright Tremaine  
1201 Third Avenue, Suite 2200  
Seattle, WA 98101  
Attention: Tom Goeltz

Electronically Recorded  
20160713000835

SIMPLIFILE  
Page 001 of 002  
07/13/2016 12:50  
King County, WA

AMND

74.00

FOURTH AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISSAQUAH  
HIGHLANDS RESIDENTIAL PROPERTIES

<b>Grantor(s):</b>	Grand-Glacier LLC
<b>Grantee(s):</b>	Public; Benefited properties
<b>Abbreviated Legal Description:</b>	See Related Documents
<b>Additional legal description:</b>	See Related Documents
<b>Assessor's Property Tax Parcel Account Number(s):</b>	See Related Documents
<b>Related Documents:</b>	20120607000111 (restated Declaration); 20121106001859 (1 <sup>st</sup> Amend); 20121129001656 (2 <sup>nd</sup> Amend); 20130503001340 (3 <sup>rd</sup> Amend)

THIS FOURTH AMENDMENT ("Amendment") is adopted effective July 11, 2016, by Grand-Glacier LLC ("Declarant") to amend the *Declaration of Covenants, Conditions and Restrictions for Issaquah Highlands Residential Properties [amended and restated effective June 1, 2012]*, under King County Recording No. 20120607000111, as amended ("Declaration"). Declarant hereby amends Exhibit "I" of the Declaration, entitled "*Grand Ridge Drive Supplemental Provisions*," as follows:

1. **Water System.** Section 4 of Exhibit I of the Declaration is amended and restated in its entirety as follows:

4. **Water System.** The City of Issaquah ("City") provides retail water service to Grand Ridge Drive. The Grand Ridge Drive water system was dedicated to the City by the Issaquah Highlands Community Association ("IHCA") in September of 2015. Each Owner owns and is responsible for the costs of design and installation, repair and replacement of the individual water meter at the Owner's lot, and for all piping and valves within the lot. The City requires that each Owner shall install a pressure reducing valve ("PRV") as part of the water piping within the lot to avoid damage to household appliances and fixtures.

THIS DOCUMENT IS RECORDED  
AS A COURTESY ONLY.  
FIRST AMERICAN TITLE INSURANCE CO.  
ASSUMES NO LIABILITY FOR  
SUFFICIENCY, VALIDITY OR ACCURACY

2. **Clearing and Impervious Surface Limits.** Section 8 of Exhibit I of the Declaration, "*Clearing Limits; Impervious Surfaces,*" and Attachment 1 to Exhibit I of the Declaration, "*Maximum Clearing and Impervious Surfaces by Lot within Grand Ridge Drive,*" shall no longer be effective, and shall terminate automatically, concurrent with the termination of the Grand Ridge Joint Agreement dated June 10, 1996, between King County, the City and Declarant (defined as part of the "Master Plan" under the Declaration and commonly known as the 3-Party Development Agreement). The Grand Ridge Joint Agreement terminates at 11:59 p.m. on July 10, 2016, and after that date the clearing limits and impervious surface limits for lots in Grand Ridge Drive are governed by the applicable regulations of King County.

3. **No Further Amendments.** Except as modified by this Amendment and prior amendments, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment on the date and year first above written.

DECLARANT:

GRAND-GLACIER LLC,  
a Washington limited liability company

By: René Ancinas  
René Ancinas, Chairman and CEO

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF KING         )

On this July 11, 2016, before me, a Notary Public in and for the State of Washington, personally appeared René Ancinas, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Chairman and CEO of Port Blakely Communities, Inc., a Washington corporation, as Manager of GRAND-GLACIER LLC, a Washington limited liability company, to be the free and voluntary act and deed of said entities for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Stephanie Brosio

NOTARY PUBLIC in and for the State of Washington,  
residing at 2642 35th Ave. W. Seattle WA 98199  
My appointment expires 03/08/2020  
Print Name Stephanie Brosio

