

**AMENDMENT NO. 1 TO
DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS
FOR
OLYMPIC RIDGE ESTATES**

This Amendment is made as of _____, 1998 by the Olympic Ridge Community Association, a Washington nonprofit corporation, under the Declaration of Covenants, Conditions and Restrictions for Olympic Ridge Estates recorded under Jefferson County Auditor's File No. 325440 (the "Declaration").

AMENDMENT:

1. Article II Restrictions, Section 6. Clearing of Trees and Grading is amended to read as follows:

All trees cleared will be disposed of in such a way that all Lots, whether vacant or occupied, shall be kept free of accumulation of brush, trash or other materials which may constitute a fire hazard or render a Lot unsightly.

Any existing tree over twelve inches in diameter that is damaged by disease, storm or other natural event can be replaced upon approval of the Association Board of Directors. The purpose of the approval is to make certain that the replaced tree(s) will not materially impact other owners' view. If the other owners' view is determined by the Board to be materially impacted then the replacement tree shall be moved and placed upon the lot so not to materially impact the other owners view.

2. Article II Restrictions, Section 14, Community Area is amended to read as follows:

Strike "No motorized vehicle of any nature shall be permitted on the Community Area..."

Add No motorized vehicles shall be permitted on the Community Area without the consent of the Board of Directors of the Association.

3. Article II Restrictions, Section 17 is amended to read as follows

At the direction of the Association trees within the view corridor maintenance easements which block the views of any lot of the plat shall be removed topped or limbed up in a reasonable manner so as to improve views or maintain view. ~~This service must be done in such a way so as not to kill the tree~~ Whenever possible, all softwoods (conifers) trees will be topped or limbed UP" to improve or maintain views.

The designation of the trees to be removed, topped or limbed..

~~No~~ Any power equipment (~~except hand hold~~) or vehicle allowed on view maintenance easements for topping, limbing, or removal of trees will be used in a manner to minimize damage to native growth on severe slopes.

4. Article VI, Owners Association, Section 4. Purpose of the Assessments is amended to read as follows:

The annual assessment levied by the Association shall be used exclusively to maintain and/or improve the Open Space as set forth in Section 12 in a manner which will promote the recreation, health, safety and welfare of the residents in the Properties, including paying real property taxes on the Community Area and to acquire and pay for common expenses of the Association and all goods and services reasonably necessary or convenient for the efficient and orderly functioning of the Association.