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BK 1039 PG 2169-71
EVELYN L. ARNOLD
CHELAN COUNTY AUDITOR
WENATCHEE, WA

SECOND AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR CRYSTAL VIEW ESTATES

PARTIES

1.1 Developer. Crystal View Estates, a Washington joint venture.

PRIOR DOCUMENTS

2.1 Declaration. That Declaration of Covenants, Conditions, Restrictions and Easements for Crystal View Estates dated January 28, 1993, and recorded February 1, 1993, under Auditor's file No. 93-02010136.

2.2 Amendment. That Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Crystal View Estates dated March 17, 1994, and recorded January 25, 1995, under Auditor's file No. 9501250046.

AMENDMENTS

3.1 The Developer, pursuant to the authority granted to the Developer in Section 14 of the Declaration of Covenants, Conditions, Restrictions and Easements, hereby amends the Declaration of Covenants, Conditions, Restrictions and Easements for Crystal View Estates identified hereinabove as follows:

Second Amendment
To Declaration

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AMS

Paragraph 2.10 "Common Areas" shall read as follows:

"Common Areas" means all real property and the improvements or amenities thereon which may from time to time be owned or leased by the association or otherwise held by the association for the common use and enjoyment of the owners and occupants. The common areas include, but are not limited to, the entry way, storm drainage system, common landscape, recreational vehicle storage, the existing marina with forty (40) boat slips, twenty-five (25) buoys, a boater pump out station and parking lot, and the park area designated as tract C on the plat of Phase IIA, all of which are for the use and ownership of Crystal View Estates Homeowners exclusively. Any real property, and improvements or amenities thereon, which is described as part of the "common areas" in a subsequent declaration shall be deemed to be part of the common areas for the common use and enjoyment of the owners and occupants, as may be provided, and shall, for all purposes, be integrated into and deemed to be a part of the common areas subject to this Declaration.

3.2 Deletions. Paragraph 2.7 entitled "Building Envelope" and Paragraph 9.2.2 entitled "Amendment of the 'Building Envelope'" within a lot are hereby deleted.

3.3 Addition. A new Section 8.4 shall be and is hereby added to the Covenants, Conditions, Restrictions and Easements as follows:

8.4 Landscape Agreement. The Association shall be responsible for performing all of the terms, conditions, and requirements of that certain Landscape Agreement entered into by the Developer and the City of Chelan concerning the boulevard median planter area located on Crystal Drive.

3.4 No Other Changes. The Declaration of Covenants, Conditions, Restrictions and Easements for Crystal View Estates shall remain as written and in full force and effect.

