

Return Address:

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1 **SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS**
2 **AND RESTRICTIONS OF CRYSTAL VIEW ESTATES**
3 **CHELAN COUNTY, WASHINGTON**

4 **Grantor/Grantee:** Crystal View Estates, a Washington joint venture
5 **Legal Description (abbreviated):** Ptn. NW¼ SW¼, SW¼ NW¼ and Gov. Lot 5 of Sec. 3, and
6 ptn. NE¼ SE¼ & Gov. Lot 7 of Sec. 4, all in T. 27 N., R. 22, E.W.M., Chelan County, Washington.
7 **Additional legals on pages 4 - 9 (Exhibits "A", "B" and "C").**
8 **Assessor's Tax Parcel ID#:** 27-22-04-410-050 and 27-22-04-520-005 through 250
9 **Reference Nos. of Prior Covenants:** 9302010136, 9501250046, 9503230010 and 9504120017

10 **Party & Property**

11 1.1 **Developer.** CRYSTAL VIEW ESTATES, a Washington joint venture, is
12 the owner of that property described on the attached Exhibit "A".

13 **Prior Documents**

14 2.1 **Declaration.** Declaration of Covenants, Conditions, Restrictions and
15 Easements for Crystal View Estates (revised 12/16/92), recorded February 1, 1993, under Chelan
16 County Auditor's No. 9302010136.

17 2.2 **First Amendment.** Amendment to Declaration of Covenants, Conditions
18 and Restrictions and Easements for Crystal View Estates, recorded January 25, 1995, under
19 Chelan County Auditor's No. 9501250046.

20 2.3 **Second Amendment.** Second Amendment to Declaration of Covenants,
21 Conditions, Restrictions and Easements for Crystal View Estates, recorded March 22, 1995,
22 under Chelan County Auditor's No. 9503230010.
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2.4 Third Amendment. Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Crystal View Estates, recorded April 12, 1995, under Chelan County Auditor's No. 9504120017.

Supplemental Covenants

3.1 Annexation. The original Declaration of Covenants, Conditions and Restrictions for Crystal View Estates provides that the Developer may annex to the original property additional property which will then be included within the Crystal View Estates development and will be governed by the Declaration of Covenants, Conditions and Restrictions together with amendments.

The Developer hereby annexes the real property described on Exhibits "B" and "C" attached hereto to the original Crystal View Estates development and hereby submits and subjects the real property described on Exhibits "B" and "C" attached hereto, together with all improvements and other fixtures of whatever kind now or hereafter located thereon, and all easements, rights, appurtenances and privileges belonging or in any way pertaining thereto, to the covenants, conditions, restrictions, liens, assessments, easements, privileges and rights contained in the original Declaration of Covenants, Conditions and Restrictions for Crystal View Estates, together with all amendments as identified hereinabove.

3.2 Owners Association. There presently exists a Crystal View Estates Homeowners Association pursuant to the terms and conditions of the original Declaration of Covenants, Conditions and Restrictions for Crystal View Estates. The Crystal View Estates Homeowners Association shall also apply to the property described on Exhibits "B" and "C" attached hereto and annexed herein, and the owners of lots within said properties shall be members of the Crystal View Estates Homeowners Association.

3.3 Covenants, Conditions, Restrictions and Easements. The Developer, Crystal View Estates, a Washington joint venture, hereby affirms the Declaration of Covenants, Conditions and Restrictions for Crystal View Estates together with all amendments, as being in



1 full force and effect, and said covenants and amendments shall apply with full force and effect to
2 the property described on Exhibits "B" and "C" attached hereto.

3 "DEVELOPER"

4 CRYSTAL VIEW ESTATES
5 A Washington Joint Venture

6 By Its Joint Venturer:
7 CRYSTAL PROPERTIES, L.L.C.
8 A Washington Limited Liability Company

9 By Its Manager:
10 PACIFIC RIM LAND, INC.
11 A Washington Corporation

12 By 
13 JOHN ZAPOTOCKY, Vice President

14 Date: 10/20/04

15 STATE OF WASHINGTON)
16) ss
17 COUNTY OF Chelan)

18 I certify that I know or have satisfactory evidence that JOHN ZAPOTOCKY is the
19 person who appeared before me and said person acknowledged that he signed this instrument,
20 on oath stated that he was authorized to execute the instrument and acknowledged it as the Vice
21 President of PACIFIC RIM LAND, INC., a Washington corporation, Manager of CRYSTAL
22 PROPERTIES, L.L.C., a Washington limited liability company, joint venturer of CRYSTAL VIEW
23 ESTATES, a Washington joint venture, to be the free and voluntary act of such party for the uses
24 and purposes mentioned in the instrument.

25 Dated this 20th day of October, 2004.



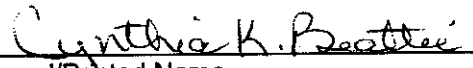
26 
27 Typed/Printed Name Cynthia K. Beattie
28 NOTARY PUBLIC
29 In and for the State of Washington
30 My appointment expires 11/25/07
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EXHIBIT "A"

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Parcel A

A portion of the Northeast quarter of the Southeast quarter and Government Lot 7, all in Section 4, Township 27 North, Range 22, E.W.M., Chelan County, Washington, more particularly described as follows:

Beginning at the Northeast corner of the Southeast quarter of said Section 4 and run thence West on the East and West centerline of said section a distance of 1002.00 feet; thence run South parallel with the East line of said Section 4 to the original shore of Lake Chelan; thence easterly along said original shoreline to the East line of said Section 4; thence North on said East section line to the point of beginning; together with that certain pump and pipeline easement as disclosed in instrument recorded under Auditor's File No. 471579, records of Chelan County Auditor.

EXCEPT that parcel of land as described in the Warranty Deed filed under Auditor's File No. 521491, records of Chelan County Auditor.

ALSO EXCEPT S.R. 150 right of way.

Parcel B

The Northwest quarter of the Southwest quarter and the South 100.00 feet of the Southwest quarter of the Northwest quarter of Section 3, Township 27 North, Range 22, E.W.M., Chelan County, Washington.

EXCEPT a portion of the South 100.00 feet of the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter all in Section 3, Township 27 North, Range 22, E.W.M., Chelan County, Washington, more particularly described as follows: Beginning at the West quarter corner of said Section 3, a brass cap monument from which the witness corner to the meander corner on the West line of said Section 3. Also a brass cap monument bears South 00°25'17" East for a distance of 2245.00 feet; thence North 00°41'23" West for a distance of 100.10 feet to the Southwest corner of Lot 18, Chelan Highlands as recorded in Volume 9 at page 105, records of Chelan County Auditor; thence South 88°34'47" East for a distance of 1282.64 feet along the South line of said Lot 18 to the Southeast corner thereof; thence South 00°04'23" East for a distance of 99.95 feet along the West line of Lot 17 of said Chelan Highlands; thence South 00°04'29" West for a distance of 155.36 feet; thence North 06°42'57" West for a distance of 315.38 feet; thence North 65°43'48" West for a distance of 85.03 feet; thence South 83°20'00" West for a distance of 152.21 feet; thence along a curve to the right having a radius of 470.02 feet and an arc length of 81.35 feet, being subtended by a chord of South 88°17'30" West for a distance of 81.25 feet; thence North 86°45'00" West for a distance of 245.46 feet; thence along a curve to the right having a radius of 269.99 feet and an arc length of 42.41 feet, being subtended by a chord of North 82°15'00" West for a distance of 42.37 feet; thence North 77°45'00" West for a distance of 160.87 feet; thence along a curve to the left having a radius of 229.99 feet and an arc length of 169.60 feet, being subtended by a chord of South 81°07'30" West for a distance of 165.78 feet; thence South 60°00'00" West for a distance of 82.67 feet to the West line of said Section 3; thence North 00°25'17" West for a distance of 1.16 feet to the point of beginning.



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And that portion of the Southeast quarter of the Southwest quarter and of Government Lot 5, Section 3, Township 27 North, Range 22, E.W.M., Chelan County, Washington, lying North of the plat of Chelan Hills No. 3 as recorded in Volume 8 of Plats, Pages 3-5, Chelan County, Washington, and West of the plat of Chelan Highlands, according to the plat thereof recorded in Volume 9 of Plats, Pages 100-106.



EXHIBIT "B"



BOUNDARY DESCRIPTION FOR CRYSTAL VIEW ESTATES, DIVISION 2-B October 13, 2004

A portion of the northeast quarter of the southeast quarter and government lot 7 in Section 4, Township 27 North, Range 22 East of the Willamette Meridian, Chelan County, Washington, more particularly described as follows:

Commencing at a brass cap in concrete at the northeast corner of the southeast quarter of said Section 4, thence South 00°25'17" East a distance of 1662.98 feet along the East line of said Section 4 to the northeast corner of the Plat of Crystal View Estates, Division 2-A, as filed in Book 24, page 77 of the records of the Chelan County auditor; thence along the North line of said plat, North 73°43'34" West a distance of 116.15 feet to the TRUE POINT OF BEGINNING. Thence continuing along the North line of said plat the following courses and distances; North 73°43'34" West a distance of 60.00 feet to the beginning of a curve, the radius point of which bears North 73°43'34" West 105.00 feet distant and the end of which bears South 41°08'13" West a chord distance of 88.30 feet; thence along the arc of said curve, in a southwesterly direction, through a central angle of 49°43'34", an arc distance of 91.13 feet; thence North 35°40'43" West a distance of 125.46 feet; thence North 51°00'00" West a distance of 223.90 feet; thence North 80°00'00" West a distance of 94.34 feet; thence South 84°39'35" West a distance of 94.46 feet; thence South 80°00'00" West a distance of 105.75 feet; thence North 81°00'00" West a distance of 122.61 feet; thence North 76°30'00" West a distance of 120.69 feet to the Northwest corner of said plat; said corner also being a point on the West line of "Parcel A" as shown on a survey recorded in Book 26, page 64 of the records of the Chelan County auditor; thence North 00°25'17" West, along said West line a distance of 139.88 feet; thence North 64°00'00" East a distance of 102.26 feet to the beginning of a curve, the radius point of which bears North 64°00'00" East, 105.00 feet distant and the end of which bears South 69°17'03" East a chord distance of 144.00 feet; thence along the arc of said curve, in a southeasterly direction, through a central angle of 86°35'05", an arc distance of 158.68 feet to the beginning of a reverse curve, the radius point of which bears South 22°34'39" East, 455.00 feet distant and the end of which bears North 77°38'03" East a chord distance of 161.33 feet; thence along the arc of said curve, in a easterly direction, through a central angle of 20°25'26", an arc distance of 162.19 feet to the beginning of a reverse curve, the radius point of which bears North 2°09'13" West, 25.00 feet distant and the end of which bears North 53°29'24" East a chord distance of 28.22 feet; thence along the arc of said curve, in a northeasterly direction, through a central angle of 68°42'46", an arc distance of 29.98 feet to the beginning of a reverse curve, the radius point of which bears North 70°51'58" East, 230.00 feet distant and the end of which bears North 24°51'50" East a chord distance of 45.93 feet; thence along the arc of said curve, in a northerly direction, through a central angle of 11°27'37", an arc distance of 46.00 feet; thence South 59°24'21" East, 60.00 feet; to the beginning of a curve, the radius point of which bears South 59°24'21" East, 25.00 feet distant and the end of which bears South 23°48'32" East a chord distance of 40.66 feet; thence along the arc of said curve, in a southeasterly direction, through a central angle of 108°48'22", an arc distance of 47.48 feet to the beginning of a reverse curve, the radius point of which bears South 3°21'18" West, 455.00 feet distant and the end of which bears South 64°36'22" East a chord distance of 214.07 feet;

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thence along the arc of said curve, in a southeasterly direction, through a central angle of 27°12'43", an arc distance of 216.10 feet; thence South 51°00'00" East, 194.63 feet to the beginning of a curve, the radius point of which bears South 39°00'00" West, 165.00 feet distant and the end of which bears South 17°21'47" East, a chord distance of 182.80 feet; thence along the arc of said curve, in a southerly direction, through a central angle of 67°16'26", an arc distance of 193.73 feet to the TRUE POINT OF BEGINNING.

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BOUNDARY DESCRIPTION FOR CRYSTAL VIEW ESTATES, DIVISION 3

October 13, 2004

A portion of the northwest quarter of the southwest quarter and government lot 5 in Section 3 and a portion of the northeast quarter of the southeast quarter and government lot 7 in Section 4, all in Township 27 North, Range 22 East of the Willamette Meridian, Chelan County, Washington, more particularly described as follows:

Commencing at a brass cap in concrete at the northeast corner of the southeast quarter of said Section 4, thence South $00^{\circ}25'17''$ East a distance of 1289.77 feet along the East line of said Section 4 to the TRUE POINT OF BEGINNING. Thence continuing South $00^{\circ}25'17''$ East a distance of 69.18 feet along said East line to the beginning of a curve, the radius point of which bears North $26^{\circ}14'13''$ East, 330.00 feet distant and the end of which bears South $65^{\circ}49'16''$ East a chord distance of 23.70 feet; thence along the arc of said curve, in a southeasterly direction, through a central angle of $4^{\circ}06'58''$, an arc distance of 23.71 feet; thence South $20^{\circ}00'00''$ West a distance of 179.26 feet; thence North $90^{\circ}00'00''$ West a distance of 69.55 feet to a point on the North line of the plat of Crystal View Estates Division 2-B, as filed in Book ___ of plats, page ___ of the records of the Chelan County auditor; said point also being the beginning of a curve, the radius point of which bears South $73^{\circ}25'34''$ West, 165.00 feet distant and the end of which bears North $33^{\circ}47'13''$ West, a chord distance of 97.66 feet; thence along the arc of said curve, which is also the North line of said plat of Crystal View Estates Division 2-B, in a northwesterly direction, through a central angle of $34^{\circ}25'34''$, an arc distance of 99.14 feet; thence along the said North line the following courses and distances; North $51^{\circ}00'00''$ West a distance of 194.63 feet to the beginning of a curve, the radius point of which bears South $39^{\circ}00'00''$ West, 455.00 feet distant and the end of which bears North $64^{\circ}36'22''$ East a chord distance of 214.07 feet; thence along the arc of said curve, in a northwesterly direction, through a central angle of $27^{\circ}12'43''$, an arc distance of 216.10 feet to the beginning of a reverse curve, the radius point of which bears North $11^{\circ}47'17''$ East, 25.00 feet distant and the end of which bears North $23^{\circ}48'32''$ West a chord distance of 40.66 feet; thence along the arc of said curve, in a northwesterly direction, through a central angle of $108^{\circ}48'22''$, an arc distance of 47.48 feet; thence North $59^{\circ}24'21''$ West a distance of 60.00 feet to the beginning of a curve, the radius point of which bears South $59^{\circ}24'21''$ East, 230.00 feet distant and the end of which bears South $24^{\circ}51'50''$ West a chord distance of 45.93 feet; thence along the arc of said curve, in a southerly direction, through a central angle of $11^{\circ}27'37''$, an arc distance of 46.00 feet to the beginning of a reverse curve, the radius point of which bears North $70^{\circ}51'59''$ West, 25.00 feet distant and the end of which bears South $53^{\circ}29'24''$ West a chord distance of 28.22 feet; thence along the arc of said curve, in a southwesterly direction, through a central angle of $68^{\circ}42'46''$, an arc distance of 29.98 feet to the beginning of a reverse curve, the radius point of which bears South $2^{\circ}09'13''$ East, 455.00 feet distant and the end of which bears South $77^{\circ}38'03''$ West a chord distance of 161.33 feet; thence along the arc of said curve, in a westerly direction, through a central angle of $20^{\circ}25'26''$, an arc distance of

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162.19 feet to the beginning of a reverse curve, the radius point of which bears North 22°34'39" West, 105.00 feet distant and the end of which bears North 69°17'20" West a chord distance of 143.99 feet; thence along the arc of said curve, in a northwesterly direction, through a central angle of 86°34'39", an arc distance of 158.66 feet to the northerly corner of said plat and the end of said North line. Thence leaving said North line and continuing along said curve, the end of which bears North 1°05'00" West a chord distance of 88.47 feet; thence along the arc of said curve, in a northerly direction, through a central angle of 49°49'43", an arc distance of 91.33 feet; thence North 23°50'00" East a distance of 22.91 feet; thence South 70°00'00" East a distance of 156.77 feet; thence North 39°30'00" East a distance of 271.69 feet; thence North 84°00'00" East a distance of 283.40 feet; thence South 59°50'00" East a distance of 417.34 feet; thence South 37°30'00" West a distance of 163.90 feet; thence South 52°30'00" East a distance of 27.02 feet to the beginning of a curve, the radius point of which bears North 37°30'00" East, 270.00 feet distant and the end of which bears South 54°49'31" East a chord distance of 21.91 feet; thence along the arc of said curve, in a easterly direction, through a central angle of 4°39'02", an arc distance of 21.92 feet to the TRUE POINT OF BEGINNING..

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