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**SECOND SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF CRYSTAL VIEW ESTATES
CHELAN COUNTY, WASHINGTON**

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Grantor/Grantee: Crystal View Estates, a Washington joint venture
Legal Description (abbreviated): Ptn. NW¼ SW¼, SW¼ NW¼ and Gov. Lot 5 of Sec. 3, and
ptn. NE¼ SE¼ & Gov. Lot 7 of Sec. 4, all in T. 27 N., R. 22, E.W.M., Chelan County, Washington.
Additional legals on pages 4 - 9 (Exhibits "A" and "B").
Assessor's Tax Parcel ID#: 27-22-03-320-000, 27-22-04-410-050 & 27-22-04-520-005 - 250
Reference Nos. of Prior Covenants: 9302010136, 9501250046, 9503230010, 9504120017
and 2186237

Party & Property

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

Prior Documents

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

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

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

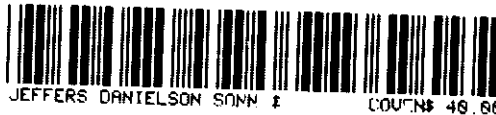


EXHIBIT "A"

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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.

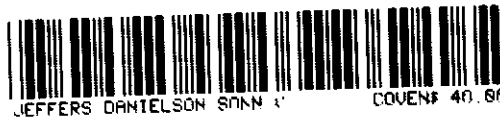


1 And that portion of the Southeast quarter of the Southwest quarter and of Government Lot 5,
2 Section 3, Township 27 North, Range 22, E.W.M., Chelan County, Washington, lying North of the
3 plat of Chelan Hills No. 3 as recorded in Volume 8 of Plats, Pages 3-5, Chelan County,
4 Washington, and West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

5 **CRYSTAL VIEW ESTATES, DIVISION 2-B:**

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

8 Commencing at a brass cap in concrete at the northeast corner of the southeast quarter of said
9 Section 4, thence South 00°25'17" East a distance of 1662.98 feet along the East line of said
10 Section 4 to the northeast corner of the Plat of Crystal View Estates, Division 2-A, as filed in Book
11 24, page 77 of the records of the Chelan County Auditor; thence along the North line of said plat,
12 North 73°43'34" West a distance of 116.15 feet to the TRUE POINT OF BEGINNING; Thence
13 continuing along the North line of said plat the following courses and distances; North 73°43'34"
14 West a distance of 60.00 feet to the beginning of a curve, the radius point of which bears North
15 73°43'34" West 105.00 feet distant and the end of which bears South 41°08'13" West a chord
16 distance of 88.30 feet; thence along the arc of said curve, in a southwesterly direction, through a
17 central angle of 49°43'34", an arc distance of 91.13 feet; thence North 35°40'43" West a distance
18 of 125.46 feet; thence North 51°00'00" West a distance of 223.90 feet; thence North 80°00'00"
19 West a distance of 94.34 feet; thence South 84°39'35" West a distance of 94.46 feet; thence
20 South 80°00'00" West a distance of 105.75 feet; thence North 81°00'00" West a distance of
21 122.61 feet; thence North 76°30'00" West a distance of 120.69 feet to the Northwest corner of
22 said plat; said corner also being a point on the West line of "Parcel A" as shown on a survey
23 recorded in Book 26, page 64 of the records of the Chelan County auditor; thence North
24 00°25'17" West, along said West line a distance of 139.88 feet; thence North 64°00'00" East a
25 distance of 102.26 feet to the beginning of a curve, the radius point of which bears North
26 64°00'00" East, 105.00 feet distant and the end of which bears South 69°17'03" East a chord
27 distance of 144.00 feet; thence along the arc of said curve, in a southeasterly direction, through a
28 central angle of 86°35'05", an arc distance of 158.68 feet to the beginning of a reverse curve, the
29 radius point of which bears South 22°34'39" East, 455.00 feet distant and the end of which bears
30 North 77°38'03" East a chord distance of 161.33 feet; thence along the arc of said curve, in a
31 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; 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,



1 165.00 feet distant and the end of which bears South 17°21'47" East, a chord distance of 182.80
2 feet; thence along the arc of said curve, in a southerly direction, through a central angle of
3 67°16'26", an arc distance of 193.73 feet to the TRUE POINT OF BEGINNING.

4 **CRYSTAL VIEW ESTATES, DIVISION 3:**

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

9 Commencing at a brass cap in concrete at the northeast corner of the southeast quarter of said
10 Section 4, thence South 00°25'17" East a distance of 1289.77 feet along the East line of said
11 Section 4 to the TRUE POINT OF BEGINNING; Thence continuing South 00°25'17" East a
12 distance of 69.18 feet along said East line to the beginning of a curve, the radius point of which
13 bears North 26°14'13" East, 330.00 feet distant and the end of which bears South 65°49'16" East
14 a chord distance of 23.70 feet; thence along the arc of said curve, in a southeasterly direction,
15 through a central angle of 4°06'58", an arc distance of 23.71 feet; thence South 20°00'00" West a
16 distance of 179.26 feet; thence North 90°00'00" West a distance of 69.55 feet to a point on the
17 North line of the plat of Crystal View Estates Division 2-B, as filed in Book ____ of plats, page
18 ____ of the records of the Chelan County auditor; said point also being the beginning of a curve,
19 the radius point of which bears South 73°25'34" West, 165.00 feet distant and the end of which
20 bears North 33°47'13" West, a chord distance of 97.66 feet; thence along the arc of said curve,
21 which is also the North line of said plat of Crystal View Estates Division 2-B, in a northwesterly
22 direction, through a central angle of 34°25'34", an arc distance of 99.14 feet; thence along the
23 said North line the following courses and distances; North 51°00'00" West a distance of 194.63
24 feet to the beginning of a curve, the radius point of which bears South 39°00'00" West, 455.00
25 feet distant and the end of which bears North 64°36'22" East a chord distance of 214.07 feet;
26 thence along the arc of said curve, in a northwesterly direction, through a central angle of
27 27°12'43", an arc distance of 216.10 feet to the beginning of a reverse curve, the radius point
28 of which bears North 11°47'17" East, 25.00 feet distant and the end of which bears North 23°48'32"
29 West a chord distance of 40.66 feet; thence along the arc of said curve, in a northwesterly
30 direction, through a central angle of 108°48'22", an arc distance of 47.48 feet; thence North
31 59°24'21" West a distance of 60.00 feet to the beginning of a curve, the radius point of which
bears South 59°24'21" East, 230.00 feet distant and the end of which bears South 24°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°27'37", an arc distance of 46.00 feet to the beginning of a reverse
curve, the radius point of which bears North 70°51'59" West, 25.00 feet distant and the end of
which bears South 53°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°42'46", an arc distance of 29.98
feet to the beginning of a reverse curve, the radius point of which bears South 2°09'13" East,
455.00 feet distant and the end of which bears South 77°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°25'26", an arc distance of 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;



1 thence South 70°00'00" East a distance of 156.77 feet; thence North 39°30'00" East a distance of
2 271.69 feet; thence North 84°00'00" East a distance of 283.40 feet; thence South 59°50'00" East
3 a distance of 417.34 feet; thence South 37°30'00" West a distance of 163.90 feet; thence South
4 52°30'00" East a distance of 27.02 feet to the beginning of a curve, the radius point of which
5 bears North 37°30'00" East, 270.00 feet distant and the end of which bears South 54°49'31" East
6 a chord distance of 21.91 feet; thence along the arc of said curve, in a easterly direction, through
7 a central angle of 4°39'02", an arc distance of 21.92 feet to the TRUE POINT OF BEGINNING.

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EXHIBIT "B"

LEGAL DESCRIPTION - CRYSTAL VIEW PHASE 4

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A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 3 AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 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 SOUTHWEST QUARTER OF SAID SECTION 4, THENCE SOUTH 00°25'17" EAST A DISTANCE OF 829.12 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 52°43'34" EAST 19.07 FEET TO THE BEGINNING OF A CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 37°16'26" EAST, 450.00 FEET DISTANT AND THE END OF WHICH BEARS SOUTH 79°03'15" EAST A CHORD DISTANCE OF 399.16 FEET; THENCE ALONG THE ARC OF SAID CURVE, IN A SOUTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 52°39'22", AN ARC DISTANCE OF 413.56 FEET; THENCE NORTH 74°37'04" EAST 183.53 FEET; THENCE SOUTH 15°22'56" EAST 50.00 FEET; THENCE SOUTH 37°46'43" EAST 186.67 FEET; THENCE SOUTH 78°29'05" WEST 407.69 FEET; THENCE NORTH 86°44'03" WEST 249.09 FEET TO THE NORTHEAST CORNER OF THE PLAT OF CRYSTAL VIEW ESTATES DIVISION 3, AS FILED IN VOLUME 29 OF PLATS, AT PAGES 57 AND 58 OF THE RECORDS OF THE CHELAN COUNTY AUDITOR; THENCE ALONG THE NORTH LINE OF SAID PLAT OF CRYSTAL VIEW ESTATES DIVISION 3, THE FOLLOWING COURSES AND DISTANCES, NORTH 59°50'00" WEST 417.34 FEET; THENCE SOUTH 84°00'00" WEST 283.40 FEET; THENCE SOUTH 39°30'00" WEST 271.69 FEET; THENCE NORTH 70°00'00" WEST 156.77 FEET; THENCE SOUTH 23°50'00" WEST 22.91 FEET TO THE BEGINNING OF A CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 66°10'00" EAST, 105.00 FEET DISTANT AND THE END OF WHICH BEARS SOUTH 1°05'00" EAST A CHORD DISTANCE OF 88.47 FEET; THENCE ALONG THE ARC OF SAID CURVE, IN A SOUTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 49°50'00", AN ARC DISTANCE OF 91.32 FEET TO THE NORTHWEST CORNER OF THE PLAT OF CRYSTAL VIEW ESTATES DIVISION 2-B, AS FILED IN VOLUME 29 OF PLATS, AT PAGES 55 AND 56 OF THE RECORDS OF THE CHELAN COUNTY AUDITOR; THENCE SOUTH 64°00'00" WEST 55.00 FEET ALONG THE NORTH LINE OF SAID PLAT OF CRYSTAL VIEW ESTATES DIVISION 2-B TO THE BEGINNING OF A CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 64°00'00" EAST, 160.00 FEET DISTANT AND THE END OF WHICH BEARS NORTH 1°05'00" WEST A CHORD DISTANCE OF 134.82 FEET; THENCE ALONG THE ARC OF SAID CURVE, IN A NORTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 49°50'00", AN ARC DISTANCE OF 139.16 FEET; THENCE NORTH 23°50'00" EAST 88.62 FEET TO THE BEGINNING OF A CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 66°10'00" WEST, 175.00 FEET DISTANT AND THE END OF WHICH BEARS NORTH 15°14'57" EAST A CHORD DISTANCE OF 52.24 FEET; THENCE ALONG THE ARC OF SAID CURVE, IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 17°10'06", AN ARC DISTANCE OF 52.44 FEET; THENCE NORTH 6°39'54" EAST 93.22 FEET TO THE BEGINNING OF A CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 83°20'06" EAST, 235.00 FEET DISTANT AND THE END OF WHICH BEARS NORTH 28°50'37"



1 EAST A CHORD DISTANCE OF 177.42 FEET; THENCE ALONG THE ARC OF SAID
2 CURVE, IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF
3 44°21'25", AN ARC DISTANCE OF 181.93 FEET; THENCE NORTH 51°01'20" EAST
4 65.48 FEET TO THE BEGINNING OF A CURVE, THE RADIUS POINT OF WHICH BEARS
5 NORTH 38°58'40" WEST, 475.00 FEET DISTANT AND THE END OF WHICH BEARS NORTH
6 45°09'28" EAST A CHORD DISTANCE OF 97.06 FEET; THENCE ALONG THE ARC OF SAID
7 CURVE, IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 11°43'43",
8 AN ARC DISTANCE OF 97.23 FEET; THENCE SOUTH 50°42'24" EAST 50.00 FEET TO THE
9 BEGINNING OF A CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 50°42'24" EAST,
10 25.00 FEET DISTANT AND THE END OF WHICH BEARS SOUTH 5°37'39" EAST A CHORD
11 DISTANCE OF 35.31 FEET; THENCE ALONG THE ARC OF SAID CURVE, IN A SOUTHERLY
12 DIRECTION, THROUGH A CENTRAL ANGLE OF 89°50'30", AN ARC DISTANCE OF 39.20
13 FEET TO A POINT OF COMPUND CURVATURE, THE RADIUS POINT OF WHICH BEARS
14 NORTH 39°27'07" EAST, 250.00 FEET DISTANT AND THE END OF WHICH BEARS SOUTH
15 76°47'32" EAST A CHORD DISTANCE OF 221.10 FEET; THENCE ALONG THE ARC OF SAID
16 CURVE, IN A EASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 52°29'15", AN ARC
17 DISTANCE OF 229.02 FEET TO A POINT OF REVERSE CURVATURE, THE RADIUS POINT
18 OF WHICH BEARS SOUTH 13°02'10" EAST, 520.00 FEET DISTANT AND THE END OF
19 WHICH BEARS SOUTH 77°52'52" EAST A CHORD DISTANCE OF 442.07 FEET; THENCE
20 ALONG THE ARC OF SAID CURVE, IN A EASTERLY DIRECTION, THROUGH A CENTRAL
21 ANGLE OF 50°18'36", AN ARC DISTANCE OF 456.60 FEET; THENCE SOUTH 52°43'34" EAST
22 4.47 FEET TO THE TRUE POINT OF BEGINNING.

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**2ND SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS & RESTRICTIONS—CRYSTAL VIEW ESTATES**