

TRANSNATION TITLE INS. CO.



When Recorded, Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.
 Attention: Steven R. Rovig
 500 Galland Building
 1221 Second Avenue
 Seattle, WA 98101-2925

Proz

**SECOND AMENDMENT
 TO
 RESTATED AND AMENDED DECLARATION OF COVENANTS,
 CONDITIONS, RESTRICTIONS AND EASEMENTS
 FOR
 WILSON RANCH**

Grantor:	<u>WILSON RANCH ASSOCIATION</u>
Grantee:	<u>WILSON RANCH PLANNED DEVELOPMENT</u>
Legal Description: (abbreviated)	<u>HES No. 84, Vol. H of Patents, P. 260 and HES No. 250, Vol. I of Patents, P. 566, Okanogan County, Washington.</u>
<input type="checkbox"/> Additional on:	
Assessor's Tax Parcel ID #:	<u>9100330000 9100330003 9100330010 through 9100330290</u>
Reference Nos. of Documents Released or Assigned:	<u>822849; 3034705; 3056924</u>

THIS SECOND AMENDMENT to the Restated and Amended Declaration of Covenants, Conditions, Restrictions and Easements for Wilson Ranch is made by the **WILSON RANCH ASSOCIATION**, a Washington nonprofit corporation ("Association"), and is dated for reference purposes January 23, 2004.

RECITALS

A. Wilson Ranch is a planned community of residential, recreational and limited commercial uses located in Okanogan County, Washington ("Wilson Ranch"). Wilson Ranch is subject to that certain Restated and Amended Declaration of Covenants,



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Conditions, Restrictions and Easements for Wilson Ranch as recorded under Okanogan County Recording No. 3034705 and as amended by an Amendment recorded under Okanogan County Recording No. 3056924 (as amended, the "Declaration").

B. The notice provisions of Section 18.3 of the Declaration having been complied with and a vote of the Owners having been taken at a duly called meeting at which not less than two-thirds of the Voting Units and Declarant consented, the Association now desires to amend the Declaration as set forth herein.

AMENDMENT

Accordingly, the following amendment to the Declaration is hereby published and declared:

1. **Assessment of Vacant Lots.** Section 4.5.4 is hereby amended in its entirety as follows:

4.5.4 Vacant Lots. Notwithstanding anything to the contrary herein, each vacant Lot shall be assessed at 50% of the rate otherwise applicable until the earlier to occur of (i) completion of the Improvements to such Lot or (ii) eighteen (18) months following the conveyance of such Lot by Declarant the first Owner.

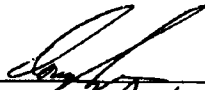
2. **Effective Date.** This Amendment shall take effect upon recording.

3. **Full Force and Effect.** Except as specifically modified herein, the Declaration shall remain in full force and effect.

EXECUTED as of the day and year first above written.

GRANTOR:

WILSON RANCH ASSOCIATION

By 
Name: Douglas D. Spear
Title: v.p.



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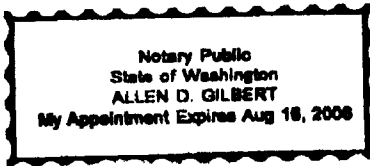
STATE OF WASHINGTON }

COUNTY OF King }

ss.

On this day personally appeared before me Doug Spier,
to me known to be the Vice President of WILSON RANCH ASSOCIATION, the
Washington nonprofit corporation that executed the foregoing instrument, and
acknowledged such instrument to be the free and voluntary act and deed of such
nonprofit corporation, for the uses and purposes therein mentioned, and on oath stated
that [he/she] was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21st day of June, 2004.



Allen D. Gilbert
Printed Name Allen D. Gilbert
NOTARY PUBLIC in and for the State of Washington,
residing at Everett WA
My Commission Expires 8/18/08