

FIRST AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS

Recorded Under A.F. No. 9109121107

Records of King County, Washington

FOR PLAT OF EASTWOOD FOREST HOMEOWNERS' ASSOCIATION

This amendment is to the Declaration of Covenants, Conditions and Restrictions recorded under King County, Washington, Recorder's File No. 9109121107 (hereafter referred to either as the "Declaration" or as the "Covenants, Conditions and Restrictions"). This Amendment is applicable to all of the real property subject to the Declaration, which property includes the entire plat of Eastwood Forest, Lots 1 through 204, inclusive, together with all common areas within said plat, which plat is of the real property legally described on Exhibit "A" of said Declaration.

WHEREAS, the undersigned, NOVASTAR ENTERPRISES INC., is the owner of all of the real property described herein, and is therefore the owner of more than 51 percent of the lots within the property subject to the Declaration;

AND WHEREAS, the undersigned, NOVASTAR ENTERPRISES INC., also is the Declarant as set forth in the original Covenants, Conditions and Restrictions as recorded under Auditor's File No. 9109121107, and consents to the amendments set forth below;

NOW THEREFORE, the undersigned, NOVASTAR ENTERPRISES INC., as authorized by Article XVI, Section 2 of the Declaration, does hereby make the following Amendments to the original Covenants, Conditions and Restrictions. The following Amendments shall become and are hereby made a part of all conveyances of Lots 1 through 204, inclusive, within the plat of Eastwood Forest. The Covenants, Conditions and Restrictions, as amended by this First Amendment, shall by reference, become a part of any such conveyances of lots within the plat of Eastwood Forest and shall apply to those conveyances as fully and with the same effect as if the Covenants, Conditions and Restrictions and this First Amendment were set forth in the conveyances of lots within Eastwood Forest.

The Covenants, Conditions and Restrictions are amended as set forth in Sections 1, 2, 3 and 4 below:

1. Lots 203 and 204, respectively, are hereby exempted entirely from the provisions and restrictions of Article XII, Sections 1, 4, 10, and 12. In addition, said Lots 203 and 204, respectively, shall be exempted from the provisions and restrictions of Article XIII, Section 1, except that the exterior colors of the homes on these lots shall first be approved by the Committee, and the siding facing 216th Avenue S.E. shall be of resawn wood, or equivalent (i.e., "LP" type siding).
2. For Lots 1 through 93 inclusive, the provisions and restrictions set forth in Article XIII, Section 1 of the Declaration shall be modified to allow "textured architectural" composition roofing such as "Pabco HO-25," or similar materials approved by the Committee. In addition, the specific restrictions and requirements regarding siding shall only apply to walls of homes which face towards, or are visible from, the adjoining streets. For corner lots, this restriction will still apply to both adjacent street frontages.

9083.041

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Return to: Bergstrom Cons. Eng  
18215 72nd Ave S  
Kent WA 98032

25x10

10H

- |  |                   |
|--|-------------------|
| Rambler type residence                   | 1,050 square feet |
| 2-story type residence                   | 1,150 square feet |
| Tri-level style residence                | 1,150 square feet |
| 2-story/daylight basement type residence | 1,150 square feet |

- AMENDMENTS TO RUN WITH THE LAND

9110251261

NOVASTAR ENTERPRISES INC

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

Date 12/25/91  
Signature of Notary Public [Signature]  
-2-  
STATE OF WASHINGTON