## 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 I 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 \$1 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:

- 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 resum 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 "Paheo 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 curner lots, this restriction will still apply to both adjacent street frontages.

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 For Lots I through 93 inclusive, the minimum square footage for homes constructed on these lots as set forth in Article XII, Section 1, are herein modified to the following limits:

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

4. For all lots 1 through 204 inclusive, Article XIII, Section 1, shall further he modified to include the allowable use of "woodruff" type roofing materials as an acceptable alternative to those materials itemized in the original declaration.

## AMENDMENTS TO RUN WITH THE LAND

The foregoing Amendments to the Declaration contained in this First Amendment shall (1) for all purposes be and are hereby made fully a part of the original Covenants, Conditions and Restrictions for Eastwood Forest Homeowners' Association as recorded under King County Recorder's File No. 9109121107, and (2) shall run with the land described in said Declaration, including, but not limited to, all of the lots within the plat of Eastwood Forest, and shall be binding on all parties who shall be or shall become the owner of any of the said lots. The provisions of the Declaration, as amended by this First Amendment, are for the benefit of the current and future owners of any lots or building sites on said plat. The Declaration as amended by this First Amendment, is intended and designed for the purpose of keeping said lots desirable, uniform and suitable in architectural design and use. All property described on the attached Exhibit "A" to the Declaration, including but not limited to, all lots within the plat of Eastwood Forest, shall be held, sold and conveyed subject to the Declaration of Covenants, Conditions and Restrictions as recorded under: King County Recorder's Receiving No. 9109121107 and as amended by this First Amendment.

IN WITNESS WHEREOF, we have set our hands and seals this 25 th day of Oct. 1991.

NOVASTAR ENTERPRISES INC.

BY:
Thomas A. Barghdosen, President

STATE OF WASHINGTON )
COUNTY OF KING )
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I certify that I know or have satisfactory evidence that Thomas A. Barghausen signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Novastar Enterprises Inc. to be the free and voluntary act of such partific, the uses and purposes mentioned in the instrument.

Date.

Signature of Notary Publi

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