

**AFTER RECORDING, RETURN TO:**

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**FOURTH AMENDMENT  
TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS,  
EASEMENTS AND RESERVATIONS FOR LACROSSE  
(AKA STAFFORD CREST, DIVISIONS 1 & 2)**

GRANTOR(S):	LACROSSE HOMEOWNERS ASSOCIATION, a Washington nonprofit corporation
GRANTEE(S):	LACROSSE HOMEOWNERS ASSOCIATION, a Washington nonprofit corporation; THE GENERAL PUBLIC
LEGAL DESCRIPTION:	PORTIONS OF LOTS 70 TO 75, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EADEN ADDITION TO SEATTLE DIVISION NO 1, PER THOSE CERTAIN PLAT MAPS OF STAFFORD CREST, DIVISION 1 AND DIVISION 2, RECORDED AT KING COUNTY RECORDING NOS. 199903081874 AND 200000331000047, RESPECTIVELY.
TAX PARCEL NOS.:	334210-3532; 334210-3535; 334210-3546
REFERENCE NOS. OF RELATED DOCUMENTS:	199903081897; 199903081874; 19990715001979; 20000331000048; 20000811000718; 199903081874; 20000331000047

**FOURTH AMENDMENT  
TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS,  
EASEMENTS AND RESERVATIONS FOR LACROSSE  
(AKA STAFFORD CREST, DIVISIONS 1 & 2)**

WHEREAS, on March 8, 1999, a plat map entitled “Stafford Crest Div. 1” was recorded in the real property records of King County at Recorder’s Number 199903081874 (“Plat Map”); and an instrument titled “Declaration of Protective Covenants, Restrictions, Easements and Reservations for the Plat of Stafford Crest and any Subsequent Divisions” was recorded in the real property records of King County at Recorder’s No. 199903081897 (“Original Declaration”), thereby submitting the real property set forth in the Plat Map to the covenants, conditions and restrictions set forth in the Declaration; and

WHEREAS, Declaration Section 1.1 explains that the Association shall use the name “LaCrosse Homeowners’ Association” because the Property is popularly known as LaCrosse, even though the recorded Plat Maps and Declaration use the name Stafford Crest; and

WHEREAS, the Declaration has been amended three (3) times, by instruments recorded at King County Recorder’s Nos. 19990715001979, 20000331000048, and 20000811000718, the third of which was for the purpose of adding the real property set forth in the Stafford Crest Division 2 plat map, recorded at King County Recorder’s No. 20000331000047 and subjecting it to the Declaration, as amended; and

WHEREAS, Declaration Section 20.2 provide that the Declaration may be amended upon approval by vote of 70% of the Owners at a meeting or by written consent prior to or within ten (10) days following a meeting to amend the Declaration and such approval has been obtained; and

WHEREAS, consistent with the requirements of Declaration Section 20.2, notice to all the holders of the first mortgage liens, if any, was provided; and

NOW THEREFORE, by signing below, the Board President and Board Secretary certify and attest that the Declaration has been amended in the following particulars:

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[Where indicated, ~~strikethrough~~ indicates deletions, double-underline indicates insertions]

**A. Section 5.2 of the Declaration is hereby amended as follows:**

**5.2 Voting**

~~Each Member shall be entitled to cast at any meeting of the Association one vote in person, by mail, or by proxy for each Lot owned by that Member. If any Lot is owned by more than one (1) person or entity, the Owners thereof shall appoint one (1) person to serve as the voting Member and shall file a written statement with the Board signed by all of the Lot's Owners naming the voting Member. Any such designation of a voting Member shall be revoked automatically when the Board receives a subsequent notice signed by all of the Lot's Owners designating another voting Member, when the Board receives notice of the death or judicially declared incompetency of any of the Lot's Owners, or when any of the Lot's Owners conveys its interest in such Lot. Any Member may cast the vote of the Lot he or she owns. However, if a subsequent, inconsistent vote or approval is received from a co-Owner or other representative of that Lot, the vote for that Lot shall not be counted except for quorum purposes. The Association may suspend voting rights of any Member as provided in this Declaration or the governing documents of the Association.~~

**B. Section 6.1 of the Declaration is hereby amended as follows:**

**6.1 Adoption of Bylaws and Amendments**

~~Prior to the termination of the Development Period, the Developer, acting pursuant to its authority to act on behalf of the Association, shall adopt Bylaws. During the Development Period, Developers shall have sole authority to amend the Bylaws. After termination of the Development Period, except as expressly provided to the contrary herein, The Bylaws of the Association ("Bylaws") may be adopted and amended from time to time by a vote of not less than seventy percent (70%) of the votes of all Members (including Developer, if applicable), at any regular or special meeting of the Association duly called for that purpose the vote or approval of Lot Owners holding at least fifty-one percent (51%) of the total votes in the Association, either at a meeting or by written consent.~~

**C. Section 20.2 of the Declaration is hereby deleted and replaced in its entirety with the following:**

**20.2 Proposed Amendments**

~~After termination of the Development Period, this Declaration may be amended upon approval by a vote of seventy percent (70%) of the Members in attendance at a meeting duly called for said purpose. Votes shall be cast by written ballot either in person, by mail, or by proxy at a meeting duly called for such purpose, written notice of which shall be sent to all Members and institutional holders of the first mortgage liens.~~

~~Members may also vote executing a document in writing consenting to said amendment, which written consent may be submitted either prior to or within ten (10) days following the date of said meeting. After such approval, the president and secretary of the Association, for and on behalf of the Lot Owners, shall execute and record said amendment.~~

Upon a majority vote of the Board, or upon receipt of a written petition executed by Lot Owners to which twenty percent (20%) of the total votes in the Association is allocated (along with a copy of the proposed amendment), the Board shall cause a proposed amendment to be submitted to the Members of the Association for their consideration. Notice that approval of an amendment to the Declaration is sought by written consent shall include the text of the proposed amendment, provided that non-material, formatting, or typographical errors may be corrected after approval is obtained, but prior to recording.

***D. Section 20.4 is hereby added to the Declaration as follows:***

20.4 Owner Vote or Consent Required

This Declaration may be amended only upon obtaining the vote or approval of Lot Owners to which at least sixty percent (60%) of the total votes in the Association is allocated, except that if the proposed amendment changes the voting power of any Lot, the vote or approval of Owners to which at least seventy-five percent (75%) of the total votes in the Association shall be required, along with the vote or consent of the Lot Owner whose voting power would change.

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