

Kathy Nelson
Secretary Shadows at Swan Lake
23735 NE 61st Street
Redmond, WA 98053
425-836-4347



**Amendment to the
Declaration and Covenants, Conditions,
Restrictions, Easements and Reservations
for Shadows at Swan Lake**

May 19, 2010
(Amendment to File No. 9503301599)

M101013

3/04

FIRST:

Article 3. Section 3.4.2 Siding

This section is replaced in its entirety with the following:

Section 3.4.2 Siding. All siding material shall be masonry, stucco, or a premium quality beveled wood or Hardiplank lap siding. All material other than the masonry or stucco shall be horizontal with an exposure between 4 inches and 6 inches, painted or stained with earth tone colors.

Comment: The current CC&Rs allow only wood, masonry or stucco siding. This allows alternate materials to replace the wood siding.

Said document(s) was filed for record by Commonwealth Land Title as accommodation only. It has not been examined as to proper execution or as to its effect upon title.

SECOND:

Article 3. Section 3.4.1 Roofing

This section is replaced in its entirety with the following:

Section 3.4.1 Roofing. Existing cedar shake roofs may be replaced with architecture style composite shingles. The list below contains acceptable examples. All roofs are to be unpainted cedar shingles, shakes, tile, or architecture style composition shingles with a minimum weight 400 lbs. per square. Certain synthetic roof systems are allowed, subject to Board approval prior to installation. Metal roofs are not allowed. Composite shingle roof replacement options are restricted to the colors and products in the list below. All prospective non- cedar roof replacement projects require board approval prior to installation.

Acceptable Examples of Replacement Roofs

| Manufacturer / Product | Weight Per Square | Colors |
|-------------------------------|-------------------|--|
| CertainTeed / Presidential TL | 480 lbs. | Aged Bark, Autumn Blend, Charcoal Black, Country Gray, Platinum, Shadow Gray |
| GAF-Elk / Grand Canyon | 400+ lbs. | Black Oak, Mission Brown, Sedona Sunset, Stone Wood, Storm Cloud Gray |
| Owens Corning / Woodmoore | 465 lbs. | Carbon, Chestnut, Granite, Mesquite, Sycamore, Timber |
| Pabco / Paramount Advantage | 495 lbs. | Antique Black, Cedarwood, Driftwood, Oakwood, Pewter Gray, Weathered Wood |

Notes:

1. This table may be out of date in the future, but it will still serve as an example to aid homeowners and the Board.
2. All roof replacements must be approved by the Board.

Said document(s) was filed for record by Commonwealth Land Title as accommodation only. It has not been examined as to proper execution or as to its effect upon title.

THIRD: Article 13. Amendments of Declaration

The last sentence is replaced in its entirety with the following:

Article 13. Amendments of Declaration – Last Sentence Only

Once an amendment has been adopted by the Association, the amendment will become effective when a certificate of the amendment, executed by a member of the Board, has been recorded in the real property records of King County, Washington.

Comment: The current CC&Rs incorrectly states that amendments must be filed in Snohomish County. They must be filed in King County.



Linger

Eric Linger
President, *Shadows at Swan Lake*

STATE OF WASHINGTON)
SS:
COUNTY OF KING)

On this 10th day of May, 2010 I certify that I know or have satisfactory evidence that **ERIC J. LINGER** is the person who appeared before me, and said person signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal the day and year last written above.

Melodi Spair
Notary Public

Notary Public in and for the state of: Washington

Residing at: Redmond, Wash.

My commission expires: 8/29/2010



Said document(s) was filed for record by
Commonwealth Land Title as accommodation
Said document has not been examined as to proper
execution or as to its effect upon title.

