

80017 418

FIRST AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
FOR  
SAMMAMISH BLUFFS - PHASE I

RECORDED THIS DAY  
JAN 22 10 47 AM '80  
BY THE CLERK OF  
RECORDS & ELECTIONS  
KING COUNTY

This is the first amendment (this "Amendment") to that certain Declaration of Condominium recorded November 21, 1979, under King County Auditor's File No. 7911210678 and those certain Survey Map and Plans filed on November 21, 1979 in Volume 39 of Condominiums, pages 18-25 inclusive (King County Auditor's File No. 7911210677).

The sole purpose of this Amendment is to comply with requirements set forth in RCW 64.32.100, that there shall be recorded prior to the first conveyance of any apartment an amendment to the Declaration to verify that the plans fully and accurately depict the apartments built. The set of plans showing the apartments as built for Phase I is being filed with the King County Auditor concurrently with this Amendment in Volume 40 of Condominiums, pages 81-88 inclusive (Auditor's File No. 8001220417).

BOSA BROS. CONSTRUCTION LTD.

By [Signature]

President

STATE OF WASHINGTON )  
County of KING ) ss.

On this 21<sup>st</sup> day of January, 1980, before me personally appeared NATALE BOSA, to me known to be the PRESIDENT of BOSA BROS. CONSTRUCTION LTD., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at Medina

[SEAL]

3.00  
FEB-13-80 104421 8002130373 - E MF

SECOND AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
FOR  
SAMMAMISH BLUFFS - PHASE II

RECORDED THIS DAY  
FEB 13 9 41 AM '80  
RECORDS & ELECTIONS  
KING COUNTY

This is the second amendment (the "Amendment") to that certain Declaration of Condominium recorded November 21, 1979, under King County Auditor's File No. 7911210678 and those certain Survey Map and Plans filed on November 21, 1979 in Volume 39 of Condominiums, pages 18-25 inclusive (King County Auditor's File No. 7911210677).

The sole purpose of this Amendment is to comply with requirements set forth in RCW 64.32.100 that there shall be recorded prior to the first conveyance of any apartment an amendment to the Declaration to verify that the plans fully and accurately depict the apartments built. The set of plans showing the apartments as built for Phase II is being filed with the King County Auditor concurrently with this Amendment in Volume 41 of Condominiums, pages 40-41 inclusive (Auditor's File No. 8002130372).

BOSA BROS. CONSTRUCTION LTD.

By \_\_\_\_\_

STATE OF WASHINGTON )  
                                  ) ss.  
County of KING )

On this 14th day of FEBRUARY, 1980, before me personally appeared NATALIE BOSA, to me known to be the PRESIDENT of BOSA BROS. CONSTRUCTION LTD., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at [Address]

[SEAL]

THIRD AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
FOR

FILED  
RECORDS SECTION

SAMMAMISH BLUFFS - PHASES III and IV

This is the third amendment (the "Amendment") to that certain Declaration of Condominium recorded November 21, 1979, under King County Auditor's File No. 7911210678 and those certain Survey Map and Plans filed on November 21, 1979 in Volume 39 of Condominiums, pages 18-25 inclusive (King County Auditor's File No. 7911210677).

The sole purpose of this Amendment is to comply with requirements set forth in RCW 64.32.100 that there shall be recorded prior to the first conveyance of any apartment an amendment to the Declaration to verify that the plans fully and accurately depict the apartments built. The set of plans showing the apartments as built for Phase III and Phase IV is being filed with the King County Auditor concurrently with this Amendment in Volume 42 (Phase IV) of Condominiums, pages 1-09 inclusive (Auditor's File No. 8002270400).

BOSA BROS. CONSTRUCTION LTD.

BY [Signature]

STATE OF WASHINGTON )  
                              )     ss.  
County of KING         )

On this 22nd day of February, 1980, before me personally appeared ANTHONY BOGA, to me known to be the Vice President of BOSA BROS. CONSTRUCTION LTD., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at [Address]

094058002270401 - E HF



RECORDED THIS DAY

MAR 20 3 05 PM '80

BY THE DIVISION OF  
RECORDS & ELECTIONS  
KING COUNTY

...ED for record at King County  
Name Saleo Little  
Address \_\_\_\_\_

MODIFICATION OF THIRD AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM FOR  
SAMMAMISH BLUFFS

A. This is a modification of the Third Amendment ("Third Amendment") to the Declaration of Condominium for Sammamish Bluffs Condominium (the "Condominium") recorded by Bosa Bros. Construction Ltd. ("Declarant") on November 21, 1979, under King County Auditor's File No. 7911210678 and those certain Survey Map and Plans filed November 21, 1979 in Volume 39 of Condominiums, pages 18-25 inclusive (King County Auditor's File No. 7911210677).

B. The Third Amendment was recorded by Declarant on February 27, 1980 under King County Auditor's File No. 8002270399 and a set of plans was filed concurrently with the King County Auditor in Volume 41 of Condominiums, pages 95-103 inclusive, under Auditor's File No. 8002270398, for the purpose of verifying the apartment as built for Phase III of the Condominium.

C. On the same date, the Third Amendment was recorded a second time under King County Auditor's File No. 8002270401 and a set of plans filed in Volume 42 of Condominiums, pages 1-09 inclusive, under Auditor's File No. 8002270400, to reflect the apartments as built for Phase IV of the Condominium. This recording and filing with respect to Phase IV only was incorrect in that Declarant did not intend to incorporate Phase IV into the Condominium until a date sometime in the future.

MAR-20-80 19161 8003200730 - E RF 4.00



FILED FOR RECORD AT REQUEST OF  
FIDELITY INSURANCE COMPANY  
2015 4th AVENUE, SEATTLE, WA 98121

300

780-74 B/P/y

FOURTH AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
FOR

SAMMAMISH BLUFFS - PHASE IV

0007140148

This is the fourth amendment (the "Amendment") to that certain Declaration of Condominium For Sammamish Bluffs recorded November 21, 1979, under King County Auditor's File No. 7911210678 (the "Declaration") and those certain Survey Map and Plans filed on November 21, 1979 in Volume 39 of Condominiums, pages 18-25 inclusive (King County Auditor's File No. 7911210677).

The sole purpose of this Amendment is to add Phase IV to Sammamish Bluffs Condominium in accordance with Section 2.8 of the Declaration and to comply with the requirements set forth in RCW 64.32.100 that there shall be recorded prior to the first conveyance of any apartment an amendment to the Declaration to verify that the plans fully and accurately depict the apartments built. The set of plans showing the apartments as built for Phase IV has been filed with the King County Auditor in Volume 42 (Phase IV) of Condominiums, pages 1-09 inclusive (Auditor's File No. 8002270400).

BOSA BROS. CONSTRUCTION LTD.

By \_\_\_\_\_  
Natale Bosa, President

STATE OF WASHINGTON )  
                                  )     ss.  
County of KING         )

On this 4<sup>th</sup> day of June, 1980, before me personally appeared Natale Bosa, to me known to be the President of BOSA BROS. CONSTRUCTION LTD., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at Medina

STG

Return Address:

Law Office of Kris J. Sundberg  
P.O. Box 1577  
Mercer Island, WA 98040



**20031013002765**

SUNDBERG AMDCN 21.00  
PAGE 001 OF 003  
10/13/2003 14:55  
KING COUNTY, WA

Document Title(s) (or transactions contained therein):

1. **FIFTH AMENDMENT TO DECLARATION FOR SAMMAMISH BLUFFS CONDOMINIUM**
- 2.
- 3.
- 4.

Grantor(s) (Last name first, then first name and initials)

1. **SAMMAMISH BLUFFS CONDOMINIUM ASSOCIATION**
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_ of document.

Grantee(s) (Last name first, then first name and initials)

1. **SAMMAMISH BLUFFS CONDOMINIUM ASSOCIATION**
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_ of document.

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)

**SAMMAMISH BLUFFS, A CONDOMINIUM, DECLARATION RECORDED ON NOVEMBER 12, 1979 UNDER KING COUNTY RECORDER'S NUMBER 7911210678, RECORDS OF KING COUNTY, WASHINGTON, AND THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SAMMAMISH BLUFFS CONDOMINIUM RECORDED ON NOVEMBER 12, 1979 UNDER KING COUNTY RECORDER'S NUMBER 7911210679, RECORDS OF KING COUNTY, WASHINGTON, AS AMENDED BY FILINGS RECORDED UNDER THE FOLLOWING RECORDING NUMBERS: 8001220418, 8002130373, 8002270399, 8002270401, 8003200730 AND 8007140148 AND THAT CERTAIN SURVEY MAP AND PLANS RECORDED UNDER KING COUNTY RECORDER'S NUMBER 7911210677 AND IN VOLUME 39 OF CONDOMINIUMS, PAGES 18 THROUGH 25 INCLUSIVE, IN KING COUNTY, WASHINGTON.**

Additional legal description is on page \_\_\_ of document.

Assessor's Master Property Tax Parcel or Account Number: 752497-

Reference Number(s) of Documents assigned or released:

Additional references on page \_\_\_ of document.

DEPUTY ASSESSOR  
 KING COUNTY, WA  
 RECEIVED  
 OCT 13 2003

FIFTH AMENDMENT TO DECLARATION  
FOR  
SAMMAMISH BLUFFS CONDOMINIUM

Whereas a certain DECLARATION OF CONDOMINIUM FOR SAMMAMISH BLUFFS, (the "Declaration"), was recorded on November 12, 1979 under King County Recorder's number 7911210678, records of King County, Washington, and that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SAMMAMISH BLUFFS CONDOMINIUM was recorded on November 12, 1979 under King County Recorder's number 7911210679, records of King County, Washington, as amended by filings recorded under the following recording numbers: 8001220418, 8002130373, 8002270399, 8002270401, 8003200730 and 8007140148 and that certain Survey Map and Plans recorded under King County Recorder's number 7911210677 and in Volume 39 of Condominiums, pages 18 through 25 and whereas under the provisions of Section 21 of the Declaration it may be amended, and

Whereas the procedures for such amendment have been followed,

Now, therefore, the undersigned do hereby certify that, after the prior approval of a majority of the Board of Directors of the Association, this amendment was approved by the vote or written approval of at least 75 percent or more of the apartment owners to hereby declare and adopt the following amendments to the Declaration:

Add the following new subsection to SECTION 13 - INSURANCE:

13.5 Liability for Uninsured Amounts. Notwithstanding anything herein to the contrary, and except to the extent that a lack of insurance results from the negligence or breach of a duty to insure of the Board:

(1) Liability for the amount of damage within the limits of any applicable insurance deductible or otherwise uninsured shall be the responsibility of an individual apartment owner where the damage results from a negligent or intentional action or omission by an owner, or that owner's tenant, or the family, servants, employees, agents, visitors or licensees of that owner or tenant, or from the failure of, or failure to maintain, any portion of the Condominium, including any appliance, equipment, or fixture in an apartment, which that owner is responsible to maintain in good working order and condition.

(2) Except as provided in subparagraph (1) above, liability for the amount of damage within the limits of any applicable insurance deductible or otherwise uninsured shall be the responsibility of an individual



apartment owner where the damage involved is limited solely to damage to the owner's apartment or the limited common areas assigned to that owner's apartment.

(3) Except as provided in subparagraphs (1) and (2) above, liability for the amount of damage within the limits of any applicable insurance deductible or otherwise uninsured shall be equitably prorated in the exercise of the Board's sole discretion between the Association and any involved owners in proportion to the relative amounts of damage to the common areas and to each of the affected apartments, including the limited common areas assigned to such apartment or apartments, where the damage involves both the common areas and/or one or more apartments or the limited common areas assigned to an apartment or apartments.

Dated this 29<sup>th</sup> day of September, ~~2002~~ 2003 DW  
Debra L Wyatt  
President, Sammamish Bluffs  
Condominium Association

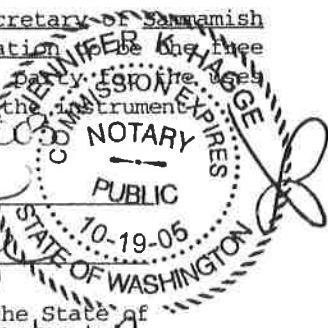
ATTEST: The above amendment was properly adopted.

By: Cindy Storbey  
Secretary

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )  
I certify that I know or have satisfactory evidence that DEBRA WYATT is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Sammamish Bluffs Condominium Association and voluntary act of such party for the purposes mentioned in the instrument.  
Dated: 9/29/03  
Heather L Graves  
(Signature)  
Heather L Graves  
(Print Name)  
NOTARY PUBLIC in and for the State of Washington, residing at 506th  
My commission expires: 5/24/04



STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )  
I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Secretary of Sammamish Bluffs Condominium Association and voluntary act of such party for the purposes mentioned in the instrument.  
Dated: October 2, 2003  
Jennifer K Haggge  
(Signature)  
Jennifer K Haggge  
(Print Name)  
NOTARY PUBLIC in and for the State of Washington, residing at Kenston WA  
My commission expires: 10/19/05



BYLAWS

OF

SAMMAMISH BLOFFS CONDOMINIUM ASSOCIATION

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BYLAWS

OF

SAMMAMISH BLOFFS CONDOMINIUM ASSOCIATION