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Mill Creek, WA 98012

Document: Third Amended Declaration of Covenants for the Plat of Legacy Ridge (Phase I) and (Phase II)

Reference No.: 2445892

Declarant: Select Homes, Inc.

Beneficiary: Select Homes, Inc., and General public

Legal Description (abbrev.): A PORTION OF SE 1/4, SEC. 4, TNP N, RANGE 22, EWM.

Assessor's Property Tax Parcel/Account No's: 272204420050; 272220410200; 272204420150;

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**Notice to Recorder:**

**THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESRICTIONS FOR THE PLAT OF LEGACY RIDGE (PHASE I) AND (PHASE II) AMENDS THE DECLARATION OF COVENANTS RECORDED ON OCTOBER 13, 2016 UNDER CHELAN COUNTY AUDITOR'S FILE NO. 2445893, and FIRST AMENDED DECLARATION RECORDED ON FEBRUARY 16, 2018, UNDER CHELAN COUNTY AUDITOR'S FILE NO. 2473316 AND SECOND AMENDED DECLARATION RECORDED ON MAY 21, 2021, UNDER CHELAN COUNTY AUDITOR'S FILE NO. 2544567.**

**THIRD AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESRICTIONS FOR THE PLAT OF  
LEGACY RIDGE (PHASE I) AND (PHASE II).**

THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for the Plat of Legacy Ridge, (Phase I) and (Phase II), is made and executed this \_\_\_\_\_ day of December, 2021, by and on behalf of Select Homes, Inc., a Washington corporation, (hereinafter "Declarant").

**RECITALS**

A. Declarant is the owner of portions of the real property located in Chelan County, Washington, and more particularly described on **Exhibit A** attached hereto.

B. The real property described on **Exhibit A** is located within and has been developed in accordance with the Plat of Legacy Ridge (Phase I), as approved by the City of Chelan, on the 13th day of October, 2016, and recorded on 13th day of October, 2016, under Chelan County Auditor's File Number 2445892 (the "Phase I Plat") and (Phase II), as approved by the City of Chelan, on the 8<sup>TH</sup> day of December, 2021, and recorded on 15<sup>TH</sup> day of December, 2021, under Chelan County Auditor's File Number 2558743 (the "Phase II Plat").

C. Declarant desires to amend the original Declaration of Covenants, Conditions, and Restrictions, recorded with the Chelan County Auditor on October 13, 2016, under Chelan County Auditor's File Number 2445892, amended by the First Amendment to the Declaration recorded on February 16, 2018, under Chelan County Auditor's File Number 2473316; and Second Amendment to the Declaration recorded on May 21, 2021, under Chelan County Auditor's File Number 25443567, (collectively, the "Declaration") and reconfirm and validate its publication as amended in accordance with this Third amendment in order to annex and include under said Declaration certain real property located adjacent thereto known as Legacy Ridge, Phase II, to expressly extend the covenants contained in the Declaration as hereafter provided .

NOW, THEREFORE, Declarant hereby declares that the real property described in Section 1.1 of this Third Amended Declaration, including the improvements constructed or to be constructed thereon, is hereby subjected to the provisions of this Third Amended Declaration and shall be held, sold, transferred, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to the covenants, conditions, restrictions, easements, assessments, and liens, hereinafter set forth, which are for the purpose of protecting the value and desirability of, and which shall run with the title to, the real property hereby or hereafter made subject hereto, and shall be binding on all persons having any right, title, or interest in all or any portion of the real

property now or hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title, and assigns and shall inure to the benefit of each and every owner of all or any portion thereof.

- 1.1 The real property and improvements known as Lots 32 through 64, inclusive, and Tracts A, B, and C, Legacy Ridge, Phase II, recorded on the 15<sup>th</sup> day of December, 2021, under Chelan County Auditor's File No. 2558743 shall be hereafter subject to the provisions of the Declaration of Covenants, Conditions, and Restrictions, recorded with the Chelan County Auditor on October 13, 2016, under Chelan County Auditor's File Number 2445892, as amended. Such property shall hereafter be held, sold, transferred, conveyed, used, occupied and mortgaged or otherwise encumbered subject to the Declaration of Covenants and all subsequent duly authorized amendments.
- 1.2 Owners and Association responsibility for maintenance of irrigation system. In addition to the Association responsibility for maintenance under section 6.1 and the owners' responsibility for maintenance under section 6.3 of the Declaration, the owners of Lots 46, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, and 64, and the Association with respect to Tracts (A and B), shall be equally responsible (1/17th share) for the repair and maintenance of the irrigation system and related irrigation improvements serving said Lots and Tracts. The irrigation fee for water service shall be billed separately to each Lot and Tract owner by the Lake Chelan Reclamation District ("LCRD") based upon the square footage area of each Lot or Tract.
- 1.3 The foregoing Third Amendment was duly adopted by Declarant pursuant to the special Declarant rights reserved under the Declaration of Covenants of Legacy Ridge, Phase I.

DECLARANT:

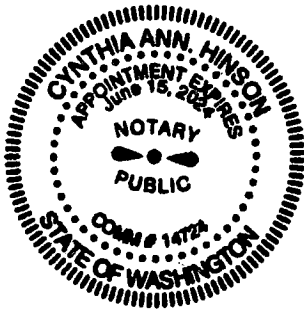
SELECT HOMES, INC.  
a Washington corporation

By:   
\_\_\_\_\_  
Douglas Wrigley, Vice President and  
Chief Financial Officer

STATE OF WASHINGTON )  
 ): ss  
COUNTY OF SNOHOMISH )

On this day personally appeared before me, Douglas Wrigley, to me known to be the Vice President and Chief Financial Officer of Select Homes, Inc., and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and stated that he was authorized to execute the said instrument as such officer.

GIVEN under my hand and official seal this 2nd day of December, 2021.



Cynthia Ann Hinson  
Cynthia Ann Hinson [print name]  
NOTARY PUBLIC in and for the State of  
Washington, residing at Edmonds, WA  
My commission expires 6/15/24.

**EXHIBIT A**

**(Legal Description)**

Lots 32 through 64, inclusive, and Tracts A, B, and C, Legacy Ridge, Phase II, recorded on the 15<sup>th</sup> day of December, 2021, under Chelan County Auditor's File No. 2558743.