

Copy received and approved:
Scott Noble, King County Assessor

By *Thomas M. ...*
Deputy

**Second Amendment to
Declaration for Village Square at Lea Hill, a Condominium**

Whereas by a certain Declaration for Village Square at Lea Hill, a Condominium, as recorded under King County Recording No. 2000 0601 000513 (herein referred to as the Declaration) and the Survey Map and Building Plans for Village Square at Lea Hill, a Condominium, as recorded under recording no. 2000 0601 000512 at Volume 164, Condominiums, pages 45 to 47, in King County, Washington, lands therein described have been subjected to condominium ownership, the Declaration has been heretofore amended by that certain First Amendment to the Declaration for Village Square at Lea Hill, a Condominium, as recorded under King County recording no. 2000 0803 000333 and the Declaration, as amended, provides that it may be further amended.

Whereas owners of the units and holders of mortgages on the units in the condominium have agreed and consented that the Declaration, as amended, shall be further amended as herein provided.

Now therefore, the undersigned as president of the Village Square at Lea Hill Condominium Association, a corporation, which is the unit owner's association, hereby certifies that the following amendment to the Declaration as heretofore amended has been duly adopted as required by the terms of the Declaration and law:

1. Section 2.9 of the Declaration, as amended, shall be and is hereby amended in its entirety to read as follows:

2.9 Allocation of Common Elements and Voting Interests. The fraction or percentage of allocation to each unit of the undivided interest in the common elements allocated to each unit and each unit's portion of the vote in the Association shall be equal. The method for ascertaining the fraction or percentage of interest is the fraction determined by dividing the number one by the number of units in the condominium at the time of calculation. The method for determining each unit's portion of the vote in the Association is to allocate one vote for each unit in the condominium. The aggregate number of vote which are held by all of the unit owners in the Association shall be equal to the number of units in the condominium at the time of calculation, and there shall be no more votes.

2. A new section 9 shall be and is hereby added to the Declaration, as

amended, to read as follows:

9. DECLARANT DEVELOPMENT RIGHTS

9.1 Right to Withdraw. The Declarant shall have the right to withdraw the following described portion of the real property from under the terms of the Declaration and from the condominium:

That portion of the North Half of the South Half and the North Half, all being in a portion of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 9, Township 21 North, Range 5 East, W.M., in King County, Washington, except roads, lying northerly of a line described as follows:

Commencing at the northwest corner of Unit 35; thence along the north line of said Unit 35 to the east line of said Unit 35; thence south along the east line of Unit 35 to a point of intersection of the south line Unit 82 extended westerly; thence along said extension and the south line of Units 82 to 72, inclusive, to the south east corner of Unit 72; thence north along the east line of Unit 72 and its northerly extension to the south line of Unit 63; thence along the south and easterly line of Unit 63 to a point of intersection of the south line of Unit 70 extended westerly; thence along such said extension and the south line of Unit 70 to the southeast corner of Unit 70 and terminus of said line, all as said Units are shown on the Survey Map and Plans for Village Square at Lea Hill, a Condominium, as recorded under recording no. 2000 0601 000512 at Volume 164, Condominiums, pages 45 to 47, in King County, Washington.

Declarant may exercise this right of withdrawal by recording an amendment to the Declaration setting forth the Declarant's election to exercise the right granted in this section 9.1. Upon such exercise, the real property which is withdrawn shall no longer be subject to condominium ownership or subject to the terms and conditions of the Declaration and the number of units shall be reduced to 48 units. The right to withdraw shall be exercised on or before December 31, 2001, and if the right is not exercised on or before that time, the right shall expire and be of no further force and effect.

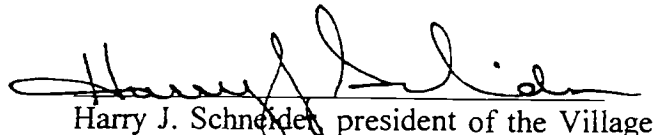
9.2 Declarant's Right to Add Property. If the Declarant exercised its right to withdraw the real property described in Section 9.1 in a timely manner, then Declarant shall have the right to elect to expand the real property subject to the Declaration by adding the real property described in Section 9.1 to the condominium. Declarant may exercise such right by executing and recording an amendment to the Declaration stating that such real property is added to the condominium. Upon such exercise, the property shall become subject to this Declaration, as amended and there

shall then be 94 units in this condominium as shown on the Survey Map and Plans for Village Square at Lea Hill a Condominium, as recorded under recording no. 2000 0601 000512 at Volume 164, Condominiums, pages 45 to 47, in King County, Washington, as though this Amendment had not been made and Declarant had not exercised its right of withdrawal under Section 9.1. The right to expand shall be exercised on or before December 31, 2002, and if the right is not exercised on or before that time, the right shall expire and be of no further force and effect.

9.3 Illustrative Drawing. Attached hereto marked Exhibit A and incorporated herein as though here fully set forth is a copy of sheet 3 of the Survey Map and Plans for Village Square at Lea Hill, a Condominium, drawing illustrating the described line and showing the real property which is subject to development right set forth in the Declaration, as amended, the real property which may be withdrawn from the condominium and the real property which may be added to the condominium all in accordance with the provisions of this Section 9, all of which real property is north of the illustrated line. Sheet 3 of said Survey Map and Plans for Village Square at Lea Hill a Condominium, shall be and is hereby amended in accordance with Exhibit A.

3. In all other respects, the Declaration as heretofore and hereby amended is ratified confirmed and approved.

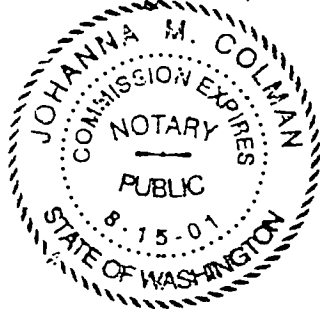
Dated February 13, 2001.

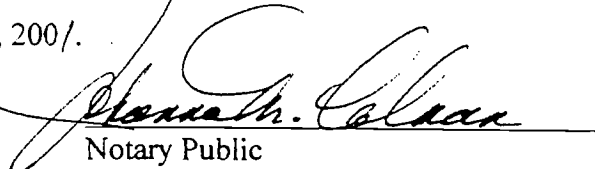

Harry J. Schneider, president of the Village Square at Lea Hill Condominium Association

State of Washington
County of King

I certify that I know or have satisfactory evidence that Harry J. Schneider is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated February 13, 2001.




Notary Public
My appointment expires 8-15-01