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Total Pages: 12 Rec Fee: \$159.00

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STEWART TITLE - VANCOUVER MAIN

SIMPLIFILE LC E-RECORDING

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Blue Mountain Community Management
14205 SE 36th St. Suite 100
Bellevue, WA 9806

Grantor : CLB Washington Solutions I, LLC
Grantee : The Public
Abbreviated Legal : Ptn of Sections, 21, 22, T2N, R3E WM; Book 311, Pages 883,
884, and 885
Assessor's Tax Parcel Nos.: See Attached Exhibit B
Prior Excise Tax No. : NA
Other Reference No. : AFN 5408166

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS
FOR
Green Mountain Phase 1 Homeowners Association**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS** is made this 6th day of
October, 2017, by CLB Washington Solutions I, LLC ("Declarant").

RECITALS:

A. Declarant recorded the Declaration of Covenants, Conditions, Restrictions, and Easements for Green Mountain Phase 1 Homeowners Association under Clark County Auditor's File No. 5408166 ("Declaration") applicable to the property legally described in Exhibit A ("Property"), and platted or to be platted as a subdivision in the plat records of Clark County, Washington ("Plat").

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS - PAGE 1

(10/5/2017 10:31 AM)

4832-9244-1425.1

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B. The Declarant is CLB Washington Solutions I, LLC. Sections 6.1 and 10.1 of the Declaration give Declarant the right to amend the Declaration as long as it owns at least one Lot in the Property.

C. Declarant owns at least one Lot in the Property.

D. Declarant desires to amend the Declaration as stated below.

AMENDMENT

1. Section 5.2, Square Foot Minimum – Dwellings, is amended to read as follows:

The floor area of the dwelling structure, exclusive of basements, open or screened porches and garages, shall not be less the 1,800 square feet for a one-story dwelling or 2,000 square feet for a two-story dwelling. No mobile or manufactured homes shall be allowed. The square footage limitations in this Section do not apply to the initial construction of the dwellings and other Improvements on the Lots.

2. Amendatory. The provisions of the Declaration shall continue to apply except as otherwise modified by this First Amendment. If there is conflict between a provision of the Declaration and a provision of this First Amendment, the provision of the First Amendment controls.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date set forth above.

DECLARANT:

**CLB Washington Solution I, LLC, a Washington
Limited Liability Company**



By: Kevin Hiniker

Title: Vice President

Address:

90 South 7th Street # 4600
Minneapolis MN 55402

State of Washington)
) ss.
County of Clark)

On this 6 day of October, 2017, before me personally appeared KEVIN HNIKER to me known to be the Vice President of the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Dated: October 6, 2017.

Cristina Aurora Zhang
Notary Public for Washington

Cristina Aurora Zhang
(Printed or Stamped Name of Notary)
Residing at Hennepin County
My appointment expires: January 31, 2021

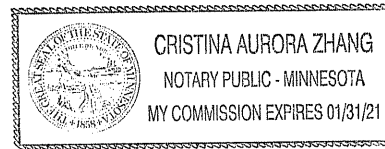


Exhibit A
Legal Description



*LAND SURVEYORS
ENGINEERS*

*(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660*

EXHIBIT "A"
LEGAL DESCRIPTION FOR GREEN MOUNTAIN LAND, LLC
GREEN MOUNTAIN PHASE 1 PERIMETER

January 30, 2017

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the Northeast quarter of Section 20 and the Northwest quarter of Section 21 all in Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of said Northwest quarter, a distance of 275.43 feet to the TRUE POINT OF BEGINNING;

THENCE South 88° 40' 59" East, continuing along said North line, a distance of 555.50 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51;

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet;

THENCE South 01° 17' 59" West, leaving said North line, a distance of 214.50 feet;

THENCE South 43° 42' 01" East, a distance of 97.00 feet;

THENCE South 46° 17' 59" West, a distance of 217.43 feet;

THENCE North 43° 42' 01" West, a distance of 217.20 feet;

THENCE North 01° 17' 59" East, a distance of 209.50 feet;

THENCE North 44° 04' 38" West, a distance of 10.00 feet;

THENCE South 45° 55' 22" West, a distance of 18.00 feet;

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THENCE North 44° 04' 38" West, a distance of 45.00 feet;

THENCE South 45° 55' 22" West, a distance of 25.00 feet;

THENCE North 44° 04' 38" West, a distance of 293.00 feet;

THENCE South 64° 48' 03" West, a distance of 119.90 feet to a point on a 325.00 foot radius curve to the left;

THENCE along said 325.00 foot radius curve to the left (the long chord of which bears South 50° 35' 01" West, a distance of 159.64 feet), an arc distance of 161.29 feet;

THENCE South 36° 21' 59" West, a distance of 152.00 feet;

THENCE South 53° 38' 01" East, a distance of 82.00 feet;

THENCE South 36° 21' 59" West, a distance of 60.08 feet to a point on a 25.00 foot radius non-tangent curve to the left;

THENCE along said 25.00 foot radius non-tangent curve to the left (the long chord of which bears South 79° 04' 29" West, a distance of 33.91 feet), an arc distance of 37.27 feet;

THENCE South 36° 21' 59" West, a distance of 10.37 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 40° 24' 28" West, a distance of 31.86 feet), an arc distance of 31.88 feet;

THENCE South 44° 26' 57" West, a distance of 116.20 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears South 10° 50' 12" West, a distance of 27.68 feet), an arc distance of 29.33 feet;

THENCE South 52° 11' 03" West, a distance of 52.78 feet to a point on a 174.00 foot radius non-tangent curve to the left;

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THENCE along said 174.00 foot radius non-tangent curve to the left (the long chord of which bears North 41° 41' 00" West, a distance of 23.47 feet), an arc distance of 23.49 feet;

THENCE North 45° 33' 03" West, a distance of 41.94 feet;

THENCE South 56° 38' 34" West, a distance of 154.02 feet;

THENCE North 33° 21' 26" West, a distance of 10.00 feet;

THENCE South 56° 38' 34" West, a distance of 384.01 feet to the Northeasterly right-of-way line of Northeast Ingle Road as conveyed to Clark County by deed recorded under Auditor's File Number 4217481 D, said point being 30.00 from, when measured perpendicular to, the centerline of said Road;

THENCE North 33° 35' 50" West, along said right-of-way line, a distance of 579.67 feet to a point on a 2030.00 foot radius curve to the left;

THENCE continuing along said right-of-way line and along said 2030.00 foot radius curve to the left (the long chord of which bears North 36° 47' 28" West, a distance of 226.21 feet), an arc distance of 226.33 feet;

THENCE North 49° 42' 41" East, leaving said right-of-way line, a distance of 162.78 feet;

THENCE North 68° 07' 19" East, a distance of 86.89 feet;

THENCE North 55° 00' 30" East, a distance of 48.70 feet;

THENCE North 33° 21' 26" West, a distance of 48.91 feet to a point on a 101.00 foot radius curve to the right;

THENCE along said 101.00 foot radius curve to the right (the long chord of which bears North 13° 07' 19" West, a distance of 69.87 feet), an arc distance of 71.34 feet;

THENCE North 72° 58' 30" West, a distance of 52.44 feet;

THENCE North 00° 12' 48" West, a distance of 326.26 feet;

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THENCE North 90° 00' 00" East, a distance of 50.33 feet;

THENCE South 85° 00' 05" East, a distance of 101.07 feet;

THENCE North 45° 40' 45" East, a distance of 29.39 feet;

THENCE North 39° 35' 42" East, a distance of 40.87 feet;

THENCE North 01° 40' 28" East, a distance of 44.29 feet;

THENCE North 09° 02' 50" East, a distance of 37.25 feet;

THENCE North 24° 16' 29" East, a distance of 71.29 feet;

THENCE North 79° 13' 59" East, a distance of 132.57 feet;

THENCE South 66° 17' 50" East, a distance of 69.81 feet;

THENCE South 44° 47' 37" East, a distance of 66.68 feet to a point on a 50.00 foot radius curve to the left;

THENCE along said 50.00 foot radius curve to the left (the long chord of which bears South 89° 06' 18" East, a distance of 69.86 feet), an arc distance of 77.34 feet;

THENCE North 46° 35' 02" East, a distance of 23.09 feet;

THENCE South 80° 32' 30" East, a distance of 168.26 feet;

THENCE North 13° 12' 10" East, a distance of 39.78 feet;

THENCE North 45° 55' 22" East, a distance of 78.06 feet;

THENCE North 51° 55' 18" West, a distance of 150.00 feet;

THENCE North 52° 19' 54" East, a distance of 8.00 feet;

THENCE North 34° 11' 25" West, a distance of 79.00 feet;

THENCE North 41° 56' 27" East, a distance of 30.00 feet;

THENCE North 77° 48' 25" East, a distance of 76.75 feet to a point on a 96.00 foot radius non-tangent curve to the right;

THENCE along said 96.00 foot radius non-tangent curve to the right (the long chord of which bears North 03° 17' 42" East, a distance of 7.90 feet), an arc distance of 7.91 feet;

THENCE North 05° 39' 16" East, a distance of 87.83 feet to a point on a 96.00 foot radius curve to the right;

THENCE along said 96.00 foot radius curve to the right (the long chord of which bears North 13° 07' 05" East, a distance of 24.94 feet), an arc distance of 25.01 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears North 09° 18' 55" West, a distance of 24.92 feet), an arc distance of 26.09 feet;

THENCE North 50° 47' 16" East, a distance of 53.77 feet to a point on a 25.00 foot radius non-tangent curve to the left;

THENCE along said 25.00 foot radius curve to the left (the long chord of which bears South 85° 06' 28" East, a distance of 20.53 feet), an arc distance of 21.15 feet to a point on a 96.00 foot radius curve to the right;

THENCE along said 96.00 foot radius curve to the right (the long chord of which bears North 82° 13' 22" East, a distance of 38.50 feet), an arc distance of 38.76 feet;

THENCE South 86° 12' 37" East, a distance of 87.89 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 75° 24' 40" East, a distance of 84.69 feet), an arc distance of 85.20 feet;

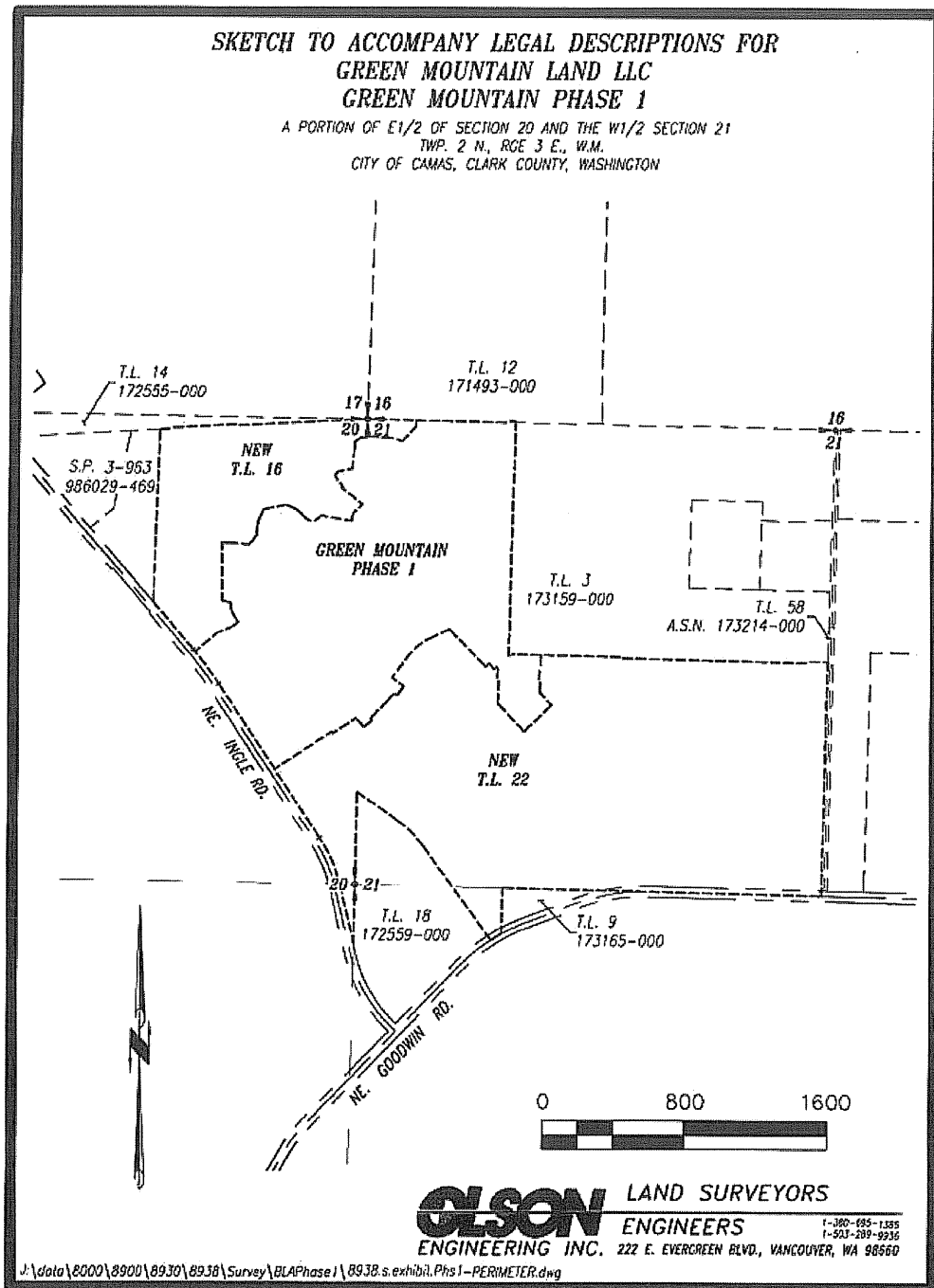
THENCE North 42° 28' 55" East, a distance of 115.92 feet;

THENCE North 01° 19' 01" East, a distance of 33.69 feet to the TRUE POINT OF BEGINNING.

Contains 51.18 Acres, more or less.



01-22-17



FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS - PAGE 10

(10/5/2017 10:31 AM)

4832-9244-1425.1

Exhibit B
Tax Parcel Numbers
See following page

Property Account	Lot	Code District
<u>986042041</u>	1	114068
<u>986042042</u>	2	114068
<u>986042043</u>	3	114068
<u>986042044</u>	4	114066
<u>986042045</u>	5	114066
<u>986042046</u>	6	114066
<u>986042047</u>	7	114066
<u>986042048</u>	8	114066
<u>986042049</u>	9	114066
<u>986042050</u>	10	114066
<u>986042051</u>	11	114066
<u>986042052</u>	12	114066
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<u>986042054</u>	14	114066
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<u>986042069</u>	29	114066
<u>986042070</u>	30	114066
<u>986042071</u>	31	114066
<u>986042072</u>	32	114066
<u>986041990</u>	59	114068
<u>986041991</u>	60	114066
<u>986041992</u>	61	114066
<u>986041993</u>	62	114066
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<u>986041995</u>	64	114066
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<u>986041998</u>	67	114066
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<u>986042030</u>	98	114066
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<u>986042032</u>	100	114066
<u>986042033</u>	101	114066
<u>986042034</u>	102	114066
<u>986042035</u>	103	114066
<u>986042036</u>	104	114066
<u>986042037</u>	105	114066
<u>986042038</u>	106	114066
<u>986042039</u>	107	114066