



200104200235 2 pg

4-20-2001 09:09am \$9.00
PIERCE COUNTY, WASHINGTON

After recording return to:
Law Offices of Lawrence E. Nelson, P.S.
P.O. Box 217
Puyallup, Washington 98371

AMENDMENT TO
DECLARATION OF COVENANTS, CONDITONS,
RESTRICTIONS, EASEMENT AND RESERVATIONS
FOR THE COMMUNITY
OF
TUSTIN RANCH

The Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Tustin Ranch was recorded under Pierce County Auditor's File No. 200101170516. Section 17.2 provides that the Declaration may be amended during the time that the Declarant is a Class A or Class B member of the Association by an instrument approved by the Declarant and by the owners of at least fifty-one percent (51%) of the lots subject to the Declaration. The undersigned Declarant, SBI Developing, LLC, is presently either a Class A or Class B member of the Association and is the owner of at least fifty-one percent (51%) of the lots of the plat of Tustin Ranch as recorded under Pierce County Auditor's File No. 200101175004.

The Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Tustin Ranch is hereby amended as follows:

1. The following text shall be added to the end of Section 11.9.

In the event there is any violation of Section 11.9 – Signs – as it relates to the placement or maintenance of signs by any owner or said owner's agents or representatives, then in that event, the Association, (or the Declarant during the development period) may impose a fine in the amount of \$500.00 for each violation, as authorized by RCW 64.38 and as authorized by Section 49 of this Declaration.

EXCISE TAX EXEMPT DATE 4-20-01
Pierce County

By [Signature] Auth. Sig

For reference only, not for re-sale.

2. The following text shall be added to Section 8.1 of the Declaration:

No owner shall interfere with the drainage swails located on any lot or interfere with their functioning as originally designed whether by the installation of landscaping materials or otherwise. The drainage swails must be maintained in a clear and free flowing condition by each owner and must not be re-graded or otherwise changed from the design as originally installed.

Dated this 13th day April, 2001.

"DECLARANT"

SBI DEVELOPING, LLC

By:

[Signature]
Gary Racca, Managing Member

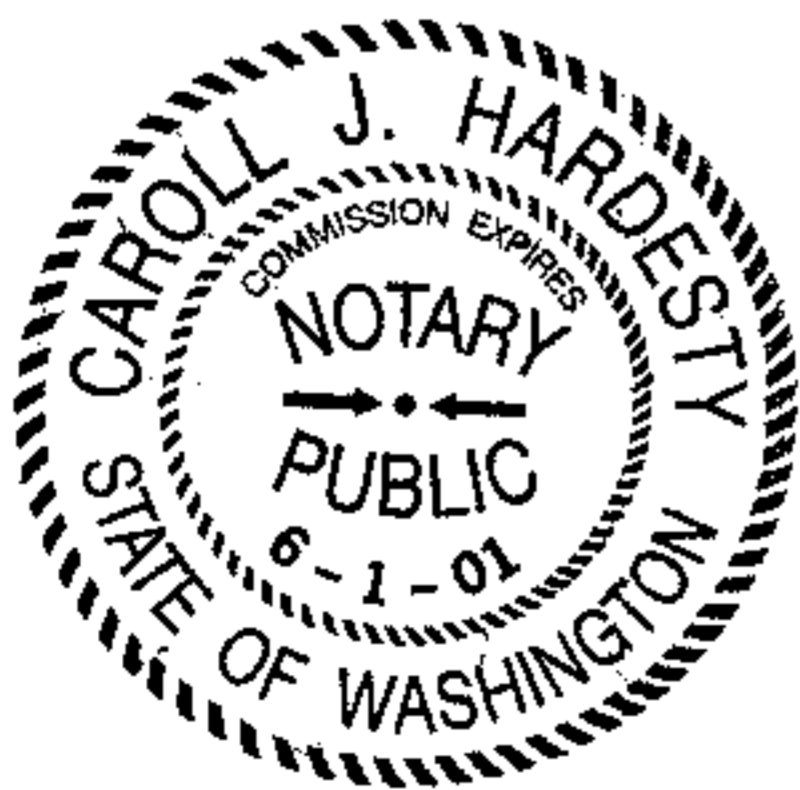
STATE OF WASHINGTON)

) .ss.

County of Pierce)

On this day personally appeared before me GARY RACCA, to me known to be the Managing Member of SBI DEVELOPING, LLC, the Limited Liability Company which executed the foregoing instrument, and acknowledged said instrument to be the Limited Liability Company's free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of the Limited Liability Company and on oath declared that SBI Developing, LLC is presently a Class A or Class B member of the Tustin Ranch Homeowner's Association and said LLC presently owns at least fifty-one percent (51%) of the lots as defined in Section 1.6 of the Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Tustin Ranch.

GIVEN under my hand and official seal this 13th day of April, 2001.



[Signature]

Notary Public in and for the State of Washington
residing at [Signature]
My Commission expires: 6-1-01

For reference only, not for re-sale.