

RETURN TO: RIVERVIEW AT CRESCENT BAR, L.L.C. 2001 SIXTH AVENUE SUITE 3400 SEATTLE WA 98121-2517

SECURITY TITLE GUARANTY PO BOX 1094, MOSES LAKE, WA 98837 (509)765-3483

AMENDMENT NO. 3 TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR SUNSERRA AT CRESCENT BAR

DATE OF DOCUMENT: NOVEMBER 30TH, 2005

AUDITORS FILE NO. OF DOCUMENTS TO BE AFFECTED: 1170863, 1171437,

1173028, & 1176472

GRANTOR(S): RIVERVIEW AT CRESCENT BAR, L.L.C.

SUNSERRA AT CRESCENT BAR

GRANTEE(S): PUBLIC

This cover sheet and the information contained hereon is for recording purposes only and it shall not modify or change in any way the correct information or any other fact set forth on the attached document



AMENDMENT NO. 3 TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR SUNSERRA AT CRESCENT BAR

The undersigned recorded, as Declarant, a Declaration of Covenants, Conditions, Restrictions, and Reservations for Sunserra at Crescent Bar under Grant County Auditor's No. 1170863, and Amendment No. 1 to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Sunserra at Crescent Bar under Grant County Auditor's No. 1171437, Amendment No. 2 to Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Sunserra at Crescent Bar under Grant County Auditor's No. 1173028, and Supplemental Declaration for Sunserra at Crescent Bar under Grant County Auditor's No. 1176472 (the "Declaration").

The undersigned, as Declarant and Owner of all of the Lots in Sunserra at Crescent Bar Phases One and Two, desiring to state certain requirements and specifications that must be met by any home owner installing in their dwelling unit a clothes dryer other than the standard clothes dryer initially specified by the Declarant in the original Purchase and Sale Agreement, hereby amends the Declaration by adding new Section 5.23 – Owner installed Clothes Dryers:

5.23 – Owner Installed Clothes Dryers. Any clothes dryer installed by the purchaser of a home in Sunserra at Crescent Bar **must meet or exceed** the following specifications regarding exhaust venting flow rate characteristics and capacities. It is the obligation of each purchaser of the home to confirm with the dryer manufacturer compliance with these specifications:

		Maximum Length of 4" Dia.
		Rigid Metal Duct
	Number of 90°	Exhaust Hood Type:
	Turns	4" Opening
	0	60 ft.
	1	52 ft.
	2	44 ft.
	3	32 ft.
Front Loading Dryer	4	28 ft.

The undersigned, as Declarant and Owner of all of the Lots in Sunserra at Crescent Bar Phases One and Two, desiring to add an additional option for window coverings, hereby amends Section 5.4 of the Declaration as follows:



Section 5.4 Exterior Appearance.

In order to preserve a uniform exterior appearance of the Homes, approval of the Architectural Control Committee shall be required for any changes to the types and colors of stain or paint for the exterior of the Homes. It is contemplated that the Association shall be responsible for all maintenance, repair or replacement of the exteriors of the Homes. Accordingly, no Owner may modify the exterior of a Home, including the installation of awnings or sunscreens, or the screens, doors or other portions of a Home visible from outside without the prior written consent of the Board or Architectural Control Committee or in accordance with the rules or regulations of the Architectural Control Committee. All garage doors shall be kept closed except when the movement of vehicles or incidental use or activities require a garage door to be temporarily left open. Permanent window coverings shall be installed within thirty (30) days of the closing of the purchase of any Home. The use of sheets or other temporary window coverings shall not be allowed after the first thirty days of occupancy. Unless otherwise specified by rule or regulation of the Association, all curtains, draperies or blinds visible from outside the Home shall be white, off-white, or earth-tones.

DATED this 30th day of November, 2005.

RIVERVIEW AT CRESCENT BAR, L.L.C., a Washington limited liability company

Its President

STATE OF WASHINGTON)

SS.

COUNTY OF KING

I certify that I know or have satisfactory evidence that Robert M. Hadley is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Riverview at Crescent Bar, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary public in and for the

Washington, residing at

My appointment expires: