

670830 Pgs: 8 AMEND

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Jefferson County WA Auditor's Office - Brenda Huntingford, Auditor
ELECTRONICALLY RECORDED

Filed for Record at Request of:

When recorded return to:

Law Office of Isaac A. Anderson, PS
10950 State Hwy 104, Suite 201
P.O. Box 1507
Kingston WA 98346

Document Title: Certificate of Amendment

Reference Numbers of Documents Amended:

324011

325176

331816

Grantor: Bayview Village Homeowners Association, a Washington
nonprofit corporation

Grantee: Bayview Village Homeowners Association, a Washington
nonprofit corporation

Legal Description:

Lot/Unit: 1-58	Block:	Volume: 6	Page: 111- 117, 130-132
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Plat names: Bayview Village Divisions No. 1, 2 and 3

Quarter/Quarter:	Section:	Township:	Range:
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Assessor's Property Tax Parcel Account Numbers:

(Additional parcel numbers can be found on page 2 of the document)

931900033	931900054	931900005
931900002	931900022	931900038
931900006	931900010	931900007
931900019	931900050	931900024
931900200	931900055	931900026
931900009	931900032	931900047
931900049	931900056	931900001
931900012	931900041	931900044

931900015	931900028	931900008
931900053	931900048	931900040
931900016	931900039	931900037
931900043	931900003	931900004
931900018	931900201	931900030
931900035	931900052	931900036
931900021	931900023	931900046
931900011	931900031	931900057
931900017	931900042	931900014
931900027	931900051	931900034
931900025	931900058	931900013
931900029	931900045	931900019
931900200	931900201	

CERTIFICATE OF AMENDMENT
 OF
 SUPPLEMENTAL DECLARATIONS OF
 COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS,
 CHARGES, SERVITUDES, LIENS, RESERVATIONS AND
 EASEMENTS FOR BAYVIEW VILLAGE

THE UNDERSIGNED does hereby certify as follows:

1. I am the duly elected President of the Bayview Village Homeowners Association (hereinafter “the Association”), having been elected to that position at the Annual Meeting of the Members of the Association held June 11, 2024.

2. The Association was originally incorporated on August 29, 1989, and empowered as a homeowners association in accordance with the terms of three separate but practically identical declarations of covenants governing three separate plats of real property, described as follows. On August 24, 1989, an instrument entitled “Supplemental Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements For the Plat of Bayview Village” was recorded under Jefferson County auditor’s file number 324011 (the “First Declaration”). The First Declaration was recorded against the title records of certain real property later identified as “Bayview Village, Division No. 1” and recorded as a plat under Volume 6 of Plats, pages 111 through 113, records of Jefferson County, Washington (“Division 1”). Then on October 9, 1989, a second instrument entitled “Supplemental Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements For the Plat of Bayview Village” was recorded under Jefferson County auditor’s file number 325176 (the “Second Declaration”). The Second Declaration was recorded against the title records of certain real property later identified as “Bayview Village, Division No. 2” and recorded as a plat under Volume 6 of Plats, pages 114 through 117, records of Jefferson County, Washington (“Division 2”). Finally, on June 18, 1990, a third document entitled "Supplemental Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements For Bayview Village" was recorded under Jefferson County auditor’s file number 331816 (the “Third Declaration”). The Third Declaration was recorded against the title records of certain real property later identified as “Bayview Village, Division No. 3” and recorded as a plat under Volume 6 of Plats, pages

130 through 132, records of Jefferson County, Washington (“Division 3”).

3. On December 9, 1994, an instrument entitled “Certificate of Amendment of Supplemental Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements For the Plat of Bayview Village” was recorded under Jefferson County auditor’s file number 377557 (the “First Amendment”). Although it is believed this instrument was intended to amend sections 5.2.2 and 10.1 of all three Declarations of Bayview Village, in fact the First Amendment only amended sections 5.2.2 and 10.1 of the First Declaration.
4. On December 2, 1996, a second instrument entitled “Certificate of Amendment of Supplemental Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements For the Plat of Bayview Village” was recorded under Jefferson County auditor’s file number 396547 (the “Second Amendment”). Like the First Amendment, it is believed that the Second Amendment was intended to amend section 5.6.3 of all three Declarations of Bayview Village, but in fact the Second Amendment only amended section 5.6.3 of the First Declaration.
5. On October 25, 2024, a third instrument entitled “Certificate of Amendment of Supplemental Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements For the Plat of Bayview Village” was recorded under Jefferson County auditor’s file number 668473 (the “Third Amendment”). The Third Amendment amended sections 5.2.4 of all three Declarations of Bayview Village.
6. This Certificate of Amendment is being recorded against the title records of the Division 1, Division 2 and Division 3 properties pursuant to Section 16.2.3 of the First Declaration, the Second Declaration and the Third Declaration. The legal descriptions of these properties are attached to this Certificate of Amendment as **Exhibit 1**.
7. The Members of the Association consist of the owners of all parcels of real properties located within Division 1, Division 2 and Division 3. On January 31, 2025, at a special meeting, a vote was conducted for the purpose of voting on several amendments to the First Declaration, the Second Declaration and the Third Declaration (the “Special Meeting”).

8. At the Special Meeting, in order to ensure that section 5.2.2 of all three Declarations of Bayview Village are identical, and to transfer the obligation to maintain private storm water systems, private septic systems and private driveways located on the Lots from the Association to the Owners, the Members of the Association voted to amend section 5.2.2 of the Second Declaration and the Third Declaration, as follows:

5.2.2 Maintaining on each Lot the (1) landscaping and lawn maintenance, and (2) exterior courtyards;

9. At the Special Meeting, in order to make the amendment described in the Second Amendment applicable to all three Declarations of Bayview Village, and to ensure that section 5.6.3 of all three Declarations of Bayview Village are identical, the Members of the Association voted to amend section 5.6.3 of the Second Declaration and the Third Declaration, as follows:

5.6.3 At least annually, the Association shall prepare, or cause to be prepared, a financial statement of the Association. The financial statements of associations with annual assessments of fifty thousand dollars or more shall be audited at least annually by an independent Certified Public Accountant, but the audit may be waived if sixty seven percent of the votes cast by owners, in person or by proxy, at a meeting of the association at which a quorum is present, vote each year to waive the audit.

10. At the Special Meeting, in order to ensure that section 10.1 of all three Declarations of Bayview Village are identical, and to transfer the obligation to maintain private storm water systems, private sewer or septic systems and private driveways located on the Lots from the Association to the Owners, the Members of the Association voted to amend section 10.1 of the First Amendment, the Second Declaration and the Third Declaration, as follows:

Section 10.1 Lots, Bayview Village Association Land, Limited Common Areas, and Portion of Public Rights-of-Way. The Bayview Village Association shall maintain or provide for the maintenance of the Bayview Association Land, Limited Common Areas and all landscaping located within Public Rights-of-Way within Bayview Village including, but not limited to landscaping and trees adjacent to streets and within cul-de-sacs. In addition, the Bayview Association shall maintain on each lot the landscaping and lawn maintenance and exterior court yards.

Notwithstanding anything to the contrary herein, each Owner shall be responsible for maintaining and keeping in good order and repair the interior and exterior of the Dwelling Unit, including, but not limited to, (1) painting, (2) roof repair and replacement, (3) siding repair and replacement, (4) glass, (5) interior courtyards and/or patios, if applicable, (6) private lot storm drains and sewers (up to the point where 3 or more private lot storm drains or sewers are connected to a single pipe); and (7) private lot driveways from the private lot garage entrance to the connection with either the common courtyard drives or the public streets.

11. At the Special Meeting, votes were cast by 53 Members of 55 Members, either in person, by mail-in ballot or by proxy. All proposed amendments received at least seventy five percent (75%) votes to approve. As a result, all proposed amendments were approved. Accordingly, the foregoing amendments became effective as of January 31, 2025.

Bayview Village Homeowners Association

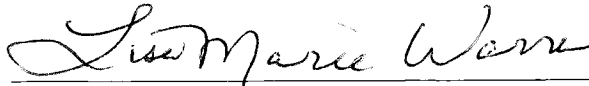


By: Douglas Hewett

Its: President

STATE OF WASHINGTON)
) ss.
COUNTY OF JEFFERSON)

This record was acknowledged before me on April 7, 2025 by Douglas Hewett
as President of Bayview Village Homeowners Association.



Washington State Notary Public

My commission expires: Aug, 17, 2026

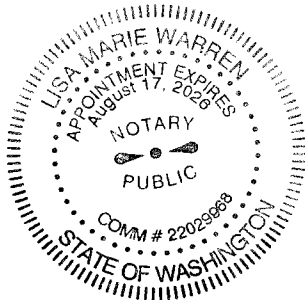


EXHIBIT 1

All Lots and Tracts in Bayview Village Division No. 1, as per plat recorded in Volume 6 of Plats, pages 111 through 113, records of Jefferson County, Washington.

Situate in the County of Jefferson, State of Washington.

All Lots and Tracts in Bayview Village Division No. 2, as per plat recorded in Volume 6 of Plats, pages 114 through 117, records of Jefferson County, Washington.

Situate in the County of Jefferson, State of Washington.

All Lots and Tracts in Bayview Village Division No. 3, as per plat recorded in Volume 6 of Plats, pages 130 to 132 inclusive, records of Jefferson County, Washington.

Situate in the County of Jefferson, State of Washington.