

19991207001179

PAGE 001 OF 003
12/07/1999 13:09
KING COUNTY, WA

WHEN RECORDED RETURN TO:

CHICAGO TITLE AMND 10.00

NAME: THOMAS HAYTON
ADDRESS: 505 MADISON ST. SUITE 200
CITY, STATE, ZIP: SEATTLE, WA 98104

Chicago Title Insurance Company

701 5th Avenue - Suite 1700 - Seattle, Washington 98104

1999 120 7001179

DOCUMENT TITLE(S)

1. FOURTH AMENDMENT TO THE DECLARATION
2.
3.

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page NONE of document

GRANTOR(S):

1. LUNA COURT CONDOMINIUM OWNERS ASSOCIATION
2.
3.

Additional names on page _____ of document

GRANTEE(S):

1.
2.
3.

Additional names on page _____ of document

LEGAL DESCRIPTION

Lot-Unit: ALL Block:
Section: Township:
Plat Name:

Volume: 142 Page: 61
Range:

Additional legal description is on page _____ of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S):

455877-0010 TO 0690
 Additional tax accounts numbers is on page _____ of document

ASSESSOR

DEPUTY ASSESSOR

DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS -- DAY OF DECEMBER, 1999.

The Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

FOURTH AMENDMENT TO THE DECLARATION OF LUNA COURT, A
CONDOMINIUM

RECITALS

A condominium previously has been established by the recording of a Declaration of Covenants, Conditions, Restrictions and Reservations (the "Declaration"), filed and recorded under King County Recording Nos. 9710061361, 9712090555, 9806181984, ~~9806181984~~ ⁹⁸⁰⁶¹⁸¹⁹⁸⁴ and the Survey Map and Plans ("Plans") recorded under King County Recording Nos. 9710061360 and 9806181983.

Pursuant to a vote of the Luna Court Owners Association conducted in June, 1999, the following Amendment to the Declaration was passed pursuant to Section 21.1 of the Declaration, adding the following subsection to section 11.14:

11.14.5 Limit on Number of Leased Units. Owners of Units which are rented or leased at the time of the filing of this amendment may continue to do so provided that the Unit continues thereafter to be (1) owned by that Owner or Owners and (2) continuously rented, leased and or offered for rent or lease. The Board shall permit additional Units to be rented or leased, Provided that the Owner(s) thereof follow(s) the other provisions of this section 11.14 as to such Unit and the total number of Units rented or leased would not be greater than 15% of the total number of Units in the Condominium. If it finds that there are special conditions as to any Owner, the Board may permit the renting or leasing of that Owner's Unit(s) even if that would increase the total above 15%. Examples of "special conditions" for the purposes of this section 11.14.5 are: extended vacation, disability, and inability of the Owner to sell the Unit because of a weak real estate market.

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DEPARTMENT OF ASSESSMENTS
Examined and approved this 7th day of Dec 1999
D. Noble Dianne Murdock
Assessor Deputy Assessor

In witness whereof, the undersigned has executed this Amendment to the Declaration:

Luna Court Owners Association by:

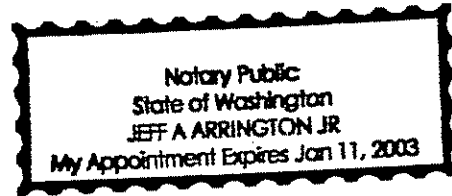
Jeannette Jacobson
Jeannette Jacobson, President

STATE OF WASHINGTON
County of King

SS.

I certify that I know or have satisfactory evidence that Jeannette Jacobson is the person who appeared before me, that she is the president of Luna Court Owners Association, and that she signed this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and seal affixed hereto: *Jeff A. Arrington Jr.*



Dated this 16th day of November, 1999

Print Name: JEFF A. ARRINGTON JR
Notary Public in and for the State of Washington
My appointment expires: 1/11/2003

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