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AUDITOR, Pierce County, WASHINGTON

After Recording Return to:  
Bryce H. Dille  
of Campbell, Dille, Barnett & Smith, PLLC  
317 South Meridian  
Puyallup, WA 98371

**FIRST AMENDMENT TO UMBRELLA  
COVENANTS, CONDITIONS & RESTRICTIONS  
OF PROPERTIES ORIGINALLY  
OWNED BY STAATZ BULB FARMS, INC.**

Grantor: Village of High Cedars Association  
Grantee: The Public  
Recording Numbers of Document Amended: 9202240441  
Legal Description (abbreviated):  
Assessor's Tax Parcel No.:

**COMES NOW** the undersigned, who constitute seventy-five (75%) percent or more of the members of Village of High Cedars Association as defined in Section 5.3 of the Umbrella Covenants, Conditions and Restrictions of Properties Originally Owned by Staatz Bulb Farm, Inc. recorded under Pierce County Auditor's Recording No. 9202240441 (the "Umbrella Covenants"), and pursuant to the amendment provisions of Section 12.8 of said Umbrella Covenants, do hereby amend certain provisions of said Umbrella Covenants as follows:

1. Section 6.3 of the Umbrella Covenants for the Village of High Cedars recorded under Pierce County Auditor's Recording No. 9202240441, be amended as follows:

a. The administrative power and authority shall vest in a Board of Directors consisting of not more than thirteen (13) nor less than nine (9), and the number of Board of Director positions which will be filled by the election of the members shall be determined by the Board of Directors on an annual basis. One Board member shall be the Declarant and the other Board members shall all be lot owners, at least one Director shall be elected solely by the lot owners in each Division (La Quinta Division, Pinehurst Division, Spyglass Division, and Cypress Point Division) and the other Directors, with the exception of the Declarant, shall be elected by all lot owners and members of the Village of High Cedars Association. The lot

First Amendment

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**EXCISE TAX EXEMPT DATE** 6-2-16  
**Pierce County**

By RS Auth. Sig

owners of each Division. in electing the Director position allocated to that Division, must be a lot owner.


b. The term of a Board member elected by a Division shall be for two years, and the term of a Board member elected by all members of the Village of High Cedars Association shall be one year. The election shall occur prior to the annual meeting of the Members of the Village of High Cedars Association which election shall be conducted by written ballot, sent to each owner of a Division by the Board of Directors. Prior to the submitting of a written ballot, the Board of Directors shall request that the lot owners within a Division submit nominees for that position. Each nominee shall then be put on the ballot for the election by owners within that Division together with the nominees for the Director positions that will be elected by all members, which nominees will be selected by the Board of Directors. If there are not sufficient nominees to fill a position to be elected by the lot owners within a Division, then in that event the Board of Directors shall nominate one or more lot owners within that Division. This first election shall occur in July of 2016 or at such time as shall be determined by the Board of Directors. Until such time, all presently elected members of the Board of Directors of those Divisions shall serve. Said meetings of the Divisions shall be conducted by and with notices provided by the Board of Directors of the Village of High Cedars Association and a representative of the Board shall be present and shall conduct the meetings for the election of the representative to the Board of Directors from the lot owners of each Division. With regard to any Division which has not approved the dissolution of the Homeowners Association for that Division, then in that event, the Homeowners Association for that Division shall elect its own representative in addition to the President to serve on the Umbrella Board. The Board of Directors shall elect from its members a President who shall preside over meetings of the Board of Directors and the Association. The Declarant's vote on all Board matters shall be weighted to the equivalent of not less than fifty-one (51%) percent of the total votes cast by all Directors. All other Directors shall be entitled to one vote each.

2. All other remaining terms and provisions of the Umbrella Covenants shall remain in full force and effect, except as expressly modified and amended herein.

3. Multiple copies of this First Amendment have been prepared and distributed for signature and approval by the lot owners and by signing below, the parties authorize the Board of Directors of the Village of High Cedars Association to detach the signature pages bearing their original signatures and reattach it to the original of this First Amendment for recording purposes.

**IN WITNESS WHEREOF**, the lot owners of Village of High Cedars Association have executed this First Amendment on the day and year set opposite their signatures.

**APPROVED:**

  
Printed Name: Bob McDill  
Address: 15406-147<sup>th</sup> E

Date: 4-7-16