

38⁰⁰

After Recording Return to:

Riverview at Crescent Bar, LLC
Attention: Monte C. McKeehen
Suite 3400, Westin Building
2001 6th Avenue
Seattle, Washington 98121

1209238 02/16/2007 04:33 PM COV
Page 1 of 7 R 38.00 Grant Co., WA
SECURITY TITLE GUARANTY INC


**SUPPLEMENTAL DECLARATION NO. 3
FOR
SUNSERRA AT CRESCENT BAR**

A Planned Unit Development

11-15293

Grantor/Declarant: RIVERVIEW AT CRESCENT BAR, L.L.C.,
a Washington limited liability company, and
CANYONVIEW AT CRESCENT BAR, L.L.C.,
a Washington limited liability company, and

Grantee: SUNSERRA AT CRESCENT BAR PHASE ONE, SUNSERRA AT
CRESCENT BAR PHASE TWO, SUNSERRA AT CRESCENT BAR
PHASE THREE, and SUNSERRA AT CRESCENT BAR
HOMEOWNERS ASSOCIATION, a Washington nonprofit corporation

Legal Description: S ½, Sec. 18, Twp. 20 N., Rge 23 E, W.M., Grant County, Washington
Official legal description: Sunserra at Crescent Bar, Phase One, Final
P.U.D. Map As Recorded Under AFN 1170314, Volume 23 of Plats,
Pages 53-60, Records of Grant County, Washington, and Sunserra at
Crescent Bar, Phase Two, Final P.U.D. Map As Recorded Under AFN
1176741, Volume 23 of Plats, Pages 80-84, Records of Grant County,
Washington, and Sunserra at Crescent Bar, Phase Three, Final P.U.D. Map
As Recorded Under AFN 1185869, Volume 24 of Plats, Pages 26-36,
Records of Grant County, Washington

Assessor's Tax Parcel ID#: 14-1347-101 through 482; 14-1347-485

Reference No.: N/A



**SUPPLEMENTAL DECLARATION NO. 3
FOR
SUNSERRA AT CRESCENT BAR
(Phase Four Property)**

This Supplemental Declaration No. 3 for Sunsera at Crescent Bar (Phase Four Property) is made this 14th day of February, 2007, by Riverview at Crescent Bar, L.L.C., a Washington limited liability company (the "Declarant"). Canyonview at Crescent Bar, L.L.C., a Washington limited liability company, hereby joins with Riverview at Crescent Bar, L.L.C. in this Supplemental Declaration No. 3.

RECITALS

- A. The Declarant recorded the plat of Sunsera at Crescent Bar Phase One under Auditor's No. 1170314, records of Grant County, Washington, and the plat of Sunsera at Crescent Bar Phase Two under Auditor's No. 1176741, records of Grant County, Washington, and the plat of Sunsera at Crescent Bar Phase Three under Auditor's No. 1185869, records of Grant County, Washington; and a Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Sunsera at Crescent Bar under Auditor's No. 1170863, records of Grant County, Washington, as amended by Amendment No. 1 recorded under Grant County Auditor's No. 1171437, Amendment No. 2 recorded under Grant County Auditor's No. 1173028, Amendment No. 3 recorded under Grant County Auditor's No. 1181429, Amendment No. 4 recorded under Grant County Auditor's No. 1187438, and Amendment No. 5 recorded under Grant County Auditor's No. 1194269, and Supplemental Declaration for Sunsera at Crescent Bar (Phase Two) recorded under Grant County Auditor's No. 1176472, and Supplemental Declaration No. 2 for Sunsera at Crescent Bar (Phase Three) recorded under Grant County Auditor's No. 1185870 (the "Declaration"). All capitalized terms herein shall have the same meaning as used in the Declaration.
- B. The Declarant reserved the right to subject certain additional property to the Declaration by recording a supplemental declaration to the Declaration.
- C. The Declarant now wishes to subject certain property within Sunsera at Crescent Bar Phase Three to the Declaration.

SUPPLEMENTAL DECLARATION

NOW THEREFORE, pursuant to Article 15 of the Declaration, the Declarant adopts this Supplemental Declaration No. 3 and the following amendments to the Declaration, which shall be effective upon recording in the land records of Grant County, Washington.

- 1. Exhibit A. Exhibit A to the Declaration is amended to read in full as attached hereto in order to describe the portion of the Additional Property being subjected to the Declaration.



EXHIBIT A

PROPERTY DESCRIPTION

PHASE ONE

A TRACT OF LAND IN SECTION 18, TOWNSHIP 20 NORTH, RANGE 23 EAST, W.M., GRANT COUNTY, WASHINGTON, MORE FULLY DESCRIBED AS:

SUNSERRA AT CRESCENT BAR, PHASE ONE, FINAL P.U.D. MAP AS RECORDED UNDER AFN 1170314, VOLUME 23 OF PLATS, PAGES 53-60, RECORDS OF GRANT COUNTY, WASHINGTON.

PHASE TWO

A TRACT OF LAND IN SECTION 18, TOWNSHIP 20 NORTH, RANGE 23 EAST, W.M., GRANT COUNTY, WASHINGTON, MORE FULLY DESCRIBED AS:

SUNSERRA AT CRESCENT BAR, PHASE TWO, FINAL P.U.D. MAP AS RECORDED UNDER AFN 117641, VOLUME 23 OF PLATS, PAGES 80 - 84, RECORDS OF GRANT COUNTY, WASHINGTON.

PHASE THREE

A TRACT OF LAND IN SECTION 18, TOWNSHIP 20 NORTH, RANGE 23 EAST, W.M., GRANT COUNTY, WASHINGTON, MORE FULLY DESCRIBED AS:

SUNSERRA AT CRESCENT BAR, PHASE THREE, FINAL P.U.D. MAP AS RECORDED UNDER AFN 1185869, VOLUME 24 of PLATS, PAGES 26-36, ON FEBRUARY 22, 2006, RECORDS OF GRANT COUNTY, WASHINGTON.

AND INCLUDING TRACT B OF THE SUNSERRA AT CRESCENT BAR, PHASE THREE, FINAL P.U.D. MAP AS RECORDED UNDER AFN 1185869, VOLUME 24 of PLATS, PAGES 26-36, ON FEBRUARY 22, 2006, RECORDS OF GRANT COUNTY, WASHINGTON, AND FURTHER DESCRIBED AS FOLLOWS:



AFN 150637003

A PARCEL OF LAND IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 23 EAST, W.M., GRANT COUNTY, WASHINGTON, SAID PARCEL IS A PORTION OF TRACT "B" OF THE PLAT OF SUNSERRA AT CRESCENT BAR PHASE THREE - FINAL PUD MAP, RECORDED IN BOOK 24 OF PLATS, PAGES 26-36, RECORDS OF SAID GRANT COUNTY:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE N89°46'33"E ALONG THE SOUTH LINE OF SAID TRACT "B", 132.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°35'49"E PARALLEL WITH THE WEST LINE OF SAID TRACT "B" 780.00 FEET; THENCE S89°24'40"E A DISTANCE OF 132.01 FEET; THENCE N00°35'49"E A DISTANCE OF 187.50 FEET; THENCE N89°24'40"W 132.01 FEET TO THE WEST LINE OF SAID TRACT "B"; THENCE N00°35'19"E ALONG THE WEST LINE OF SAID TRACT "B", 704.54 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE N84°53'05"E ALONG THE NORTH LINE OF SAID TRACT "B", 41.23 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S43°46'35"E ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", 2055.58 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "B"; THENCE S89°46'33"W ALONG THE SOUTH BOUNDARY OF SAID TRACT "B", 1346.58 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 23.62 ACRES OF LAND, MORE OR LESS.

4



EXHIBIT B

ADDITIONAL PROPERTY

NONE

FF



EXHIBIT C

COMMON AREAS

ALL OF TRACT A AS SHOWN ON THE SUNSERRA AT CRESCENT BAR PHASE ONE - FINAL P.U.D. MAP RECORDED WITH THE GRANT COUNTY AUDITOR ON MAY 31, 2005, UNDER NO. 1170314, VOLUME 23 OF PLATS, PAGES 53-60; ALL SANITATION AND SEPTIC IMPROVEMENTS SERVING (I) THE AFOREMENTIONED SUNSERRA AT CRESCENT BAR PHASE ONE OR (II) ANY ADDITIONAL PROPERTY SUBJECTED TO THIS DECLARATION.

ALL OF TRACT A AS SHOWN ON THE SUNSERRA AT CRESCENT BAR, PHASE TWO, FINAL P.U.D. MAP RECORDED UNDER AFN 1176741, VOLUME 23 OF PLATS, PAGES 80 - 84, ALL SANITATION AND SEPTIC IMPROVEMENTS SERVING (i) THE AFOREMENTIONED SUNSERRA AT CRESCENT BAR, PHASE TWO OR (ii) ANY ADDITIONAL PROPERTY SUBJECTED TO THIS DECLARATION.

ALL OF TRACT A AS SHOWN ON THE SUNSERRA AT CRESCENT BAR, PHASE THREE, FINAL P.U.D. MAP RECORDED UNDER AFN 1185869, VOLUME 24 OF PLATS, PAGES 26-36, ALL SANITATION AND SEPTIC IMPROVEMENTS SERVING (i) THE AFOREMENTIONED SUNSERRA AT CRESCENT BAR, PHASE THREE OR (ii) ANY ADDITIONAL PROPERTY SUBJECTED TO THIS DECLARATION.

ALL OF TRACT A WHICH MAY BE DESIGNATED WITHIN THE FINAL RECORDED SUNSERRA AT CRESCENT BAR, PHASE FOUR, FINAL P.U.D. MAP, THE SAME HAVING RECEIVED PRELIMINARY PLAT APPROVAL FROM THE GRANT COUNTY PLANNING DEPARTMENT, AS SAID PHASE FOUR PLAT IS RECORDED AND AMENDED FROM TIME TO TIME.

4