

365731

1/60 CONDO'S GEN

365731

RECORDED BY  
VOL 436 PAGE 514  
OF OFFICIAL RECORDS  
REQUEST OF  
Jean Shannon  
NOV -8 AM 11:31

MAR E. SABOURY  
JEFFERSON COUNTY AUDITOR  
ASSOCIATION  
41-7 Highland Greens  
Port Ludlow, Washington 98365

MEMORANDUM

TO: Jefferson County Auditor's Office

SUBJECT: Certificate of Amendment to the Covenants, Conditions, Restrictions, and Reservations for Highland Greens, A Condominium

Pursuant to Section 28.1 of the above referenced document, the following amendments are submitted for recording by your office. The Board of HGCOA validated the election on affirmative ballots returned by thirty-two (32) owners, and by motion adopted the approved amendments at their meeting on 21 October 1993.

Section 23.2.1 of Article 23: Although the built in appliances such as the range, refrigerator, dishwasher and the wall to wall carpeting and pads are property of the condominium owner, the Association agrees to provide fire and basic extended coverage for them. The individual owner will be responsible for the \$1,000 deductible or the deductible amount in effect at that time.

Section 18.10 Separate Accounts shall be deleted in its entirety.

ATTESTED:

*[Signature]*  
Member of the Board

*[Signature]*  
Member of the Board

HIGHLAND GREENS CONDOMINIUM OWNERS ASSOCIATION  
41-7 Highland Greens  
Port Ludlow, Washington 98365

11 April 1988

SUBJECT: Amendment of C.C.R.R.'s of Highland Greens

TO: All Condominium Owners

In conformance with action taken at the last Annual Meeting on November 14, 1987 and with requirements and suggestions made by the National Insurance Board to our insurance agent, the Board of Directors passed a Resolution to submit to the membership of Owners for their approval, as follows:

RESOLUTION

RESOLVED: That Section 1.1.1 of Article 1 of the Covenants, Conditions, Restrictions and Reservations for Highland Greens, a Condominium be amended as follows:

1.1.1 Apartment shall mean a residential unit composed of a suite of rooms and other enclosed spaces in the building. The boundaries of an apartment are the finished interior surfaces of all walls and partitions, floors, ceilings, windows, and doors, which the owner may paint and maintain. The apartment includes both the portions of the building so described and air space so encompassed.

BE IT FURTHER RESOLVED: That Section 23.2 of Article 23 of the Covenants, Conditions, Restrictions and Reservations for Highland Greens, a Condominium be amended by adding the following subparagraph:

23.2.1 Although the built-in appliances such as the range, refrigerator, dishwasher and the wall-to-wall carpeting and pads are the property of the condominium owner, the Association agrees to provide fire and basic extended coverage for them.

BE IT FURTHER RESOLVED: That these matters be brought before the members of the Association for their consideration and vote of approval by mail.

Please indicate your approval by signing below and return to the Secretary, by 11 May 1988:

APPROVED:

OWNER(s): \_\_\_\_\_

UNIT NO.: \_\_\_\_\_ DATE: \_\_\_\_\_

First American Title Company has confirmed this reservation has not been recorded

315001

HIGHLAND GREENS CONDOMINIUM OWNERS ASSN.  
41-7 Highland Greens  
Port Ludlow, Washington 98365

RECORDED IN  
VOL. 257 PAGE 264  
OF OFFICIAL RECORDS  
REQUEST OF

*Doris Coates*  
1988 JUN -7 AM 9:11

MARY E. GABOURY  
JEFFERSON COUNTY AUDITOR  
BY *M. Coates* DEPUTY

MEMORANDUM

TO: Jefferson County Auditor's Office

SUBJECT: Certificate of Amendment to the Covenants, Conditions, Restrictions,  
and Reservations for Highland Greens, A Condominium

*1/60 condo.*  
Pursuant to Section 28.1 of the above referenced document, the following amendments are submitted for recording by your office. The Board of HGCOA validated the election on affirmative ballots returned by twenty-six (26) owners, and by motion adopted the approved amendments at their meeting on May 14, 1988.

Section 1.1.1. of Article 1: Apartment shall mean a residential unit composed of a suite of rooms and other enclosed spaces in the building. The boundaries of an apartment are the finished interior surfaces of all walls and partitions, floors, ceilings, windows, and doors, which the owner may paint and maintain. The apartment includes both the portions of the building so described and air space encompassed.

Section 23.2.1 of Article 23: Although the built-in appliances such as the range, refrigerator, dishwasher and the wall-to-wall carpeting and pads are the property of the condominium owner, the Association agrees to provide fire and basic extended coverage for them.

ATTESTED:

*Albert R. Schreiber*

Member of the Board

*M. Doris Coates*

Member of the Board

HIGHLAND GREENS CONDOMINIUM OWNERS ASSOCIATION  
41-7 Highland Greens  
Port Ludlow, Washington 98365

MEMORANDUM (Continued)

To: Jefferson County Auditor's Office

Section 23.6.1. Occupant Liability/Property Damage Insurance.  
If the apartment is leased or rented in accordance with Section 11.2, owner shall maintain premises liability insurance on the premises for bodily injury and property damage. Owner shall name the HIGHLAND GREENS CONDOMINIUM ASSOCIATION as an additional insured. Owner shall furnish Association with a certificate indicating that the insurance policy is in full force and effect, that the Association has been named as an additional insured and that the policy may not be cancelled unless ten (10) days' prior written notice of the proposed cancellation has been given to the Association. While the responsibility to provide this policy is the owner's, the owner may fulfill it by requiring its lessee to provide such a policy..

ATTESTED:

  
\_\_\_\_\_  
Member of the Board

  
\_\_\_\_\_  
Member of the Board

*No statutory  
no seal  
11/18/89  
- e jhr*