

EXHIBIT 1.a

DECLARATION
AMENDMENT

5-11

FIRST AMENDMENT OF DECLARATION

OF

EBB TIDE, a Condominium

RECORDED
INDEXED
MAY 11 1983
10 50 30 AM '83

Pursuant to the Laws of 1963, Chapter 156, Laws of the State of Washington, and as amended (codified under RCW 64.32), and as provided in the Declaration of Condominium of EBB TIDE, recorded under Snohomish County Auditor's File No. 8310200190, records of Snohomish County, Washington,

And, acting in compliance with Article 21, paragraph 21.3 of said Declaration with respect to Amendments by Declarant, in regard to parking revisions, and the Declarant being the owner of more than sixty percent (60%) of the apartments in said condominium,

The said Declarant does hereby amend Article 7, paragraph 7.2, subsection C, of the Declaration of Condominium of Ebb Tide, and sets forth the same, in full, as amended, as follows:

On either side of the common driveway, located on the southeasterly side of the building, there are groups of covered parking spaces, with numerical designations. Parking spaces 1 and 12 are only partially covered, and parking spaces 10 and 11 are uncovered and located in the center of the common driveway. At the first floor level of the building, there are storage lockers for each of the owners in the building. These, too, have been designated numerically. Each parking space and each storage locker is a limited common area, reserved for the exclusive use of the apartment to which it has been assigned. Each parking space and each storage locker has been assigned, as follows:

| Apartment No. | Parking Space | Storage Locker |
|---------------|---------------|----------------|
| 101 | 10 | 16 |
| 102 | 11 | 14 |

Apartment No. Parking Space Storage Locker

| | | |
|-----|----|----|
| 103 | 13 | 15 |
| 104 | 3 | 11 |
| 201 | 14 | 2 |
| 202 | 1 | 12 |
| 203 | 9 | 13 |
| 204 | 20 | 3 |
| 301 | 5 | 20 |
| 302 | 8 | 19 |
| 303 | 17 | 18 |
| 304 | 6 | 17 |
| 401 | 2 | 9 |
| 402 | 7 | 5 |
| 403 | 12 | 1 |
| 404 | 19 | 10 |
| 501 | 18 | 4 |
| 502 | 4 | 6 |
| 503 | 16 | 7 |
| 504 | 15 | 8 |

No changes to the drawings or survey being needed, and this amendment basically addressing re-assignment of parking stalls, the Declarant sets its hand this 14th day of December, 1983.

DECLARANT:
OLYMPIC PROPERTIES, INC.
By: James R. Braun, Secretary
By: James R. Braun, President

CHESTER R. BENNETT
ATTORNEY AT LAW
1401 DAVENPORT ST. N.E.
EDMUNDSON, WASHINGTON 98020

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CHESTER R. BENNETT
ATTORNEY AT LAW
1401 DAVENPORT ST. N.E.
EDMUNDSON, WASHINGTON 98020

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RECORDED
LIVERIES TITLE COMPANY
15th Nov - 2 11 02
15th Nov - 2 11 02

SECOND AMENDMENT OF DECLARATION

OF

EBB TIDE, a condominium

Pursuant to the Laws of 1963, Chapter 150, Laws of the State of Washington,

as amended (codified under RCW 64.32), and as provided in the Declaration of

Condominium of EBB TIDE, recorded under Snohomish County Auditor's File No.

8310200190, records of Snohomish County, Washington,

And further providing for the amendment of Article 7, paragraph 7.2,

subsection C, and replacing and amending the First Amendment as recorded under

Snohomish County Auditor's file #8312300214, (also a parking change).

And acting in compliance with Article 21, paragraph 21.3 of said

Declaration with respect to Amendments by Declarant, in regard to parking revisions,

and the Declarant being the owner of more than sixty percent (60%) of the apartments

in said condominium.

The said Declarant does hereby amend Article 7, paragraph 7.2, subsection

C of the Declaration by totally replacing the First Amendment to said Declaration, and

setting forth Article 7, paragraph 7.2, subsection C, of the Declaration of Condominium

of EBB TIDE in full, as amended, as follows:

" On either side of the common driveway, located on the southeasterly side of the building, there are groups of covered parking spaces, with numerical designations. Parking spaces 1 and 12 are only partially covered, and parking spaces 10 and 11 are uncovered and located in the center of the common driveway. A the first floor level of the building, there are storage lockers for each of the owners in the building. These, too, have been designated numerically. Each parking space and each storage locker is a limited common area, reserved for the exclusive use of the apartment to which it has been assigned. Each parking space and each storage locker has been assigned, as follows:

| <u>Apartment No.</u> | <u>Parking Space</u> | <u>Storage Locker</u> |
|----------------------|----------------------|-----------------------|
| 101 | 10 | 16 |
| 102 | 11 | 14 |
| 103 | 13 | 15 |
| 104 | 3 | 11 |
| 201 | 14 | 2 |
| 202 | 1 | 12 |
| 203 | 5 | 13 |
| 204 | 20 | 3 |
| 301 | 9 | 20 |
| 302 | 8 | 19 |
| 303 | 17 | 18 |
| 304 | 6 | 17 |
| 401 | 2 | 9 |
| 402 | 7 | 5 |
| 403 | 12 | 1 |
| 404 | 19 | 10 |
| 501 | 18 | 4 |
| 502 | 4 | 6 |
| 503 | 16 | 7 |
| 504 | 15 | 8 |

No changes to the drawings or survey being needed, and this amendment basically addressing re-assignment of parking stalls, the Declarant sets its hand this

30th day of April, 1984.

OLYMPIC PROPERTIES, INC.

DECLARANT:

By James R. Braum
James R. Braum, President

By Wayne C. Meyers
Wayne C. Meyers, Secretary

Apartment Unit No. 301

Joe J. Griffin
Joe J. Griffin
A. Jean Griffin
A. Jean Griffin

STATE OF WASHINGTON) ss:
COUNTY OF SNOHOMISH)

This is to certify that on this 30th day of April, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES R. BRAUM and WAYNE C. MEYERS, to me known to be the President and Secretary, respectively, of OLYMPIC PROPERTIES, INC., the Declarant of EBB TIDE, a condominium, and the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned, and that they were so authorized to sign.

WITNESS my hand and official seal hereto affixed the day and year first above written.
Notary Public in and for the State of Washington, residing at Edmonds, Washington.

STATE OF WASHINGTON) ss:
COUNTY OF SNOHOMISH)

On this 30th day of April, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared JOE J. GRIFFIN and A. JEAN GRIFFIN, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year last above written.

8405020138

CHRISTOPHER R. BENNETT
Notary Public in and for the State of Washington, residing at Edmonds, Washington, 98020

8408220135

RECORDED

LAWYERS TITLE COMPANY

1994 AUG 22 AM 11:41

DEAN J. DAN JAMES, ATTORNEY
SPRINGFIELD, MISSOURI 65701

THIRD AMENDMENT OF DECLARATION

OF

EBB TIDE, a Condominium

Pur want to the Laws of 1963, Chapter 156, Laws of the State of Washington,

and as amended (codified under RCW 61.32), and as provided in the Declaration of

Condominium of EBB TIDE, recorded under Snohomish County Auditor's File No.

8310200190, records of Snohomish County, Washington, and

Said Declaration having been heretofore amended twice for parking adjustments,

the first Amendment being recorded under Snohomish County Auditor's File No.

8312300214, and the second Amendment under Auditor's File No. 8405020138,

Now the Declarant desires an additional parking adjustment, and approval and

consent for the combining of two (2) of the apartments, and

The Declarant and the Owners, acting in compliance with Article 21 of the

Declaration relating to amendments, and it appearing that the permanent Homeowners

Association has not yet been formed, and

The Declarant and the Owners and Mortgagees, representing an amount in

excess of seventy-five percent (75%) of said Owners and Mortgagees, joining in

signatures approving the combining of apartments and the Mortgagee of the two units

being combined also approving such action, in writing, now, therefore,

I

Parking Reassignment

The parking assignments of the EBB TIDE condominium are hereby set out, in full, as amended:

| <u>Apartment No.</u> | <u>Parking Space</u> | <u>Storage Locker</u> |
|----------------------|----------------------|-----------------------|
| 101 | 10 | 16 |
| 102 | 11 | 14 |

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CHESTER R. BENNETT
ATTORNEY AT LAW
480 EASTON / SEITE A
EDMUNDS, WASHINGTON 98020

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| <u>Apartment No.</u> | <u>Parking Space</u> | <u>Storage Locker</u> |
|----------------------|----------------------|-----------------------|
| 103 | 13 | 15 |
| 104 | 12 | 11 |
| 201 | 14 | 2 |
| 202 | 1 | 12 |
| 203 | 5 | 13 |
| 204 | 20 | 3 |
| 301 | 9 | 20 |
| 302 | 3 | 19 |
| 303 | 17 | 18 |
| 304 | 6 | 17 |
| 401 | 2 | 9 |
| 402 | 7 | 5 |
| 403 | 8 | 1 |
| 404 | 19 | 10 |
| 501 | 18 | 4 |
| 502 | 4 | 6 |
| 503 | 16 | 7 |
| 504 | 15 | 8 |

II

Combining of Apartments 402 and 403

Pursuant to the written authorization of Owners and Mortgagees, and the Mortgagee of Apartments 402 and 403, a true copy of which is marked Exhibit A and attached hereto and incorporated by reference herein,

Authorization is hereby granted to Mr. Melvin Steinke and Diane Steinke, his

wife, to combine their two apartments, i.e., Apartments 402 and 403, by the making of

8408220135

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480 EASTON / SEITE A
EDMUNDS, WASHINGTON 98020

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an entry between the two apartments.

The STENKES, and future owners of Apartments 402 and 403, shall be bound by this approval and the terms of the Exhibit A Consent.

DATED this 21st day of August, 1984.

OLYMPIC PROPERTIES, INC., Declarant

By *James R. Braun*
James R. Braun, President

By *Wayne C. Meyers*
Wayne C. Meyers, Secretary

STATE OF WASHINGTON)
(ss
COUNTY OF SNOHOMISH)

On this 21st day of August, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES R. BRAUN and WAYNE C. MEYERS, President and Secretary, respectively, of OLYMPIC PROPERTIES, INC., the corporation that executed the foregoing Instrument, and acknowledged the said Instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said Instrument.

WITNESS my hand and seal hereto affixed the day and year in this certificate above written.

Wayne C. Meyers
Notary Public in and for the State of Washington, residing at 15741 Edmonds Street, Edmonds, WA 98149



8408220135

CHESTER R. BENNETT
ATTORNEY AT LAW
1401 DIVISION STREET, A
EDMONDS, WASHINGTON 98020

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CONSENT AND APPROVAL FOR THE
COMING OF APARTMENTS 402 AND 403 OF THE
EBB TIDE CONDOMINIUM

COMES NOW, OLYMPIC PROPERTIES, INC., the Declarant under that certain document entitled Declaration of Condominium of Ebb Tide, as recorded under Snohomish County Auditor's file number 8310200190, and pursuant to both RCW 64.32.090, and Article 10, subsections 10.1, et seq, relating to the method for the combination of apartment units in the EBB TIDE, which appropriate subsections are herein now set forth:

10.1.1 Any owner of any apartment or apartments may propose any subdividing or combining of an apartment or apartments, and apartment common areas or limited common areas in writing, together with complete plans and specifications for accomplishing the same and a proposed amendment to the Declaration, Survey Map and Plans covering such subdividing or combining, to the Board, which shall then notify all other apartment owners of the requested subdivision or combination.

10.1.2 Upon written approval of such proposal by seventy-five percent (75%) of the Owners, and upon written approval of seventy-five percent (75%) of the first mortgagees and unanimous approval of the first mortgagees of the apartments to be combined or subdivided, the Owner making the proposal may proceed according to such plans and specifications.

and it appearing that MELVIN STENKE and DIANE STENKE, his wife, prospective purchasers of Apartments 402 and 403, desire to combine such apartments by making an entry, as set forth in their plans and specifications (drawing attached, and marked Exhibit A), and
it being the desire of the Declarant hereto to accomplish such combination of apartments.

The following fee simple owners and first mortgagees of each apartment in said building, together with the mortgagee of Apartments 402 and 403, hereby consent and approve such combination of apartments, and have set their hand hereon.

8408220135

CHESTER R. BENNETT
ATTORNEY AT LAW
1401 DIVISION STREET, A
EDMONDS, WASHINGTON 98020

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| Apt. | Fee Simple Owner | Mortgagee | Percent-age |
|-------|----------------------------------|---------------------------------|-------------|
| 101 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.6439 |
| 102 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.1796 |
| 103 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.0217 |
| 104 | By <u>William D. Meyer, Secy</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.4892 |
| 201 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 5.2631 |
| * 202 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.6439 |
| * 203 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.6439 |
| 204 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 5.2631 |
| 301 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 5.2631 |
| * 302 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.7988 |
| 303 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.7988 |
| 304 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 5.2631 |
| 401 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 5.5728 |
| * 402 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.7988 |
| * 403 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 4.7988 |
| 404 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 5.5728 |
| 501 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 8824 |
| * 502 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 5.1084 |
| 503 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 54084 |
| 504 | By <u>James R. Braun, Pres</u> | <u>OLYMPIC PROPERTIES, INC.</u> | 8824 |

Further, it appears from the plans and specifications that no common area is affected by such change, and that no addition or corrections to the plans and surveys need be made, it being the avowed intention of the proposed purchaser to maintain all details of the two apartments, according to the Declaration, intact, including but not

8408220135

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ATTORNEY AT LAW
400 DAVENPORT ST. N.E.
EDMONTON, WASHINGTON 98020

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8408220135

CHESTER R. BENNETT
ATTORNEY AT LAW
400 DAVENPORT ST. N.E.
EDMONTON, WASHINGTON 98020

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limited to the maintenance of two independent apartment units, percentages for both being the same, and that the same be held by Mr. and Mrs. STENKE as two separate apartments for all purposes but for the opening or entry between the two units.

Such consent and approval is granted on these conditions.

On the turning over by the Declarant to the Board of the Association of Homeowners, a true copy of this Consent and Approval shall be placed in the Minutes of said Homeowners Association.

The above approval shall not be effective until at least seventy-five percent (75%) of the Apartment Fee Simple Owners and First Mortgagees have signed this document.

DATED this 16th day of Aug, 1984.

OLYMPIC PROPERTIES, INC., Declarant
By James R. Braun
James R. Braun, President
By Wayne C. Meyers
Wayne C. Meyers, Secretary

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) ss

On this 16th day of Aug, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES R. BRAUN and WAYNE C. MEYERS, President and Secretary, respectively, of OLYMPIC PROPERTIES, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS my hand and seal hereto affixed this 16th day of Aug, 1984.

[Signature]
Notary Public in and for the State of Washington, residing at Edmonds

FOURTH AMENDMENT OF DECLARATION

OF

EBB TIDE, a Condominium

RECORDED
LAWYERS TITLE COMPANY
1984 DEC 11 PM 4:00
SNOHOMISH COUNTY AUDITOR
DEPT. OF COMMUNITY DEVELOPMENT

Pursuant to the Laws of 1963, Chapter 156, Laws of the State of Washington, and as amended (codified under RCW 64.32), and as provided in the Declaration of Condominium of EBB TIDE, recorded under Snohomish County Auditor's File No. #310200190, records of Snohomish County, Washington, and

Said Declaration having been heretofore amended twice for parking adjustments, the First Amendment being recorded under Snohomish County Auditor's File No. #312300214, and the Second Amendment under Auditor's File No. #405020139, and said Declaration having been heretofore amended a third time for an additional parking adjustment and approval and consent for the combining of two (2) of the apartments, the said Third Amendment being recorded under Auditor's File No. #408220135.

Now the Declarant desires a storage locker adjustment, and The Declarant, acting in compliance with Article 21, paragraph 21.3 of said Declaration with respect to amendments by Declarant, in regard to storage lockers, and it appearing that the permanent Homeowners Association has not yet been formed, and that all of the apartments have not yet been sold by Declarant.

The said Declarant does hereby amend Article 7, paragraph 7.2, subsection C, of the Declaration of Condominium of Ebb Tide, and sets forth this same, in full, as amended, as follows:

8412110249

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CHESTER R. BENNETT
ATTORNEY AT LAW
400 DAVENPORT STREET, A
EDMUNDS, WASHINGTON 98020

On either side of the common driveway, located on the southerly side of the building, there are groups of covered parking spaces, with numerical designations. Parking spaces 1 and 12 are only partially covered, and parking spaces 10 and 11 are uncovered and located in the center of the common driveway. At the first floor level of the building, there are storage lockers for each of the owners in the building. These, however, have been designated numerically. Each parking space and each storage locker is a limited common area, reserved for the exclusive use of the apartment to which it has been assigned. Each parking space and each storage locker has been assigned, as follows:

| Apartment No. | Parking Space | Storage Locker |
|---------------|---------------|----------------|
| 101 | 10 | 16 |
| 102 | 11 | 14 |
| 103 | 13 | 15 |
| 104 | 12 | 11 |
| 201 | 14 | 2 |
| 202 | 1 | 12 |
| 203 | 5 | 13 |
| 204 | 20 | 3 |
| 205 | 8 | 20 |
| 301 | 3 | 6 |
| 302 | 17 | 18 |
| 303 | 8 | 17 |
| 304 | 2 | 9 |
| 401 | 7 | 5 |
| 402 | 8 | 1 |
| 403 | 19 | 10 |
| 404 | 18 | 4 |
| 501 | 4 | 19 |
| 502 | 16 | 7 |
| 503 | 15 | 8 |
| 504 | | |

No changes to the drawings or survey being needed, and this amendment basically addressing re-assignment of storage lockers, the

8412110249

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CHESTER R. BENNETT
ATTORNEY AT LAW
400 DAVENPORT STREET, A
EDMUNDS, WASHINGTON 98020

Declarant sets its hand this 1st day of December, 1984.

DECLARANT:
OLYMPIC PROPERTIES, INC.

By: [Signature]
JAMES R. BRAUN, President

By: [Signature]
WAYNE C. MEYERS, Secretary

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

This is to certify that on this 1st day of December, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES R. BRAUN and WAYNE C. MEYERS, to me known to be the President and Secretary, respectively, of OLYMPIC PROPERTIES, INC., the Declarant of EBB TIDE, a condominium, and the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned, and that they were so authorized to sign.
WITNESS my hand and official seal hereto affixed this day and year first above written.

[Signature]
Notary Public in and for the State of
Washington, residing at [Address]

CHESTER R. BENNETT
ATTORNEY AT LAW
400 PASTOR/78117 A
EDMUNDS, WASHINGTON 98020

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9-

RECORDED

44/175

96 AUG-6 AM 11:09

AUDITOR
SNOHOMISH COUNTY, WASH.
DEPUTY _____

When Recorded Return To:

Leigh Bennett
400 Dayton, Suite A
Edmonds, WA 98020

9608060093

FIFTH AMENDMENT OF DECLARATION
OF
EBB TIDE, a Condominium

Pursuant to the Laws of 1963, Chapter 156, Laws of the State of Washington, as amended (codified under RCW 64.32), and as provided in the Declaration of Condominium of EBB TIDE, recorded under Snohomish County Auditor's File No. 8310200190, as previously amended by Instruments recorded under Snohomish County Auditor's File Nos. 8312300214, 8405020138, 8408220135, and 8412110249 (referred to as First Amendment, Second Amendment, Third Amendment, and Fourth Amendment, respectively).

AND, acting in compliance with Article 21, paragraph 21.1 of said Declaration with respect to Declaration Amendments without a meeting; and after receiving final approval from a seventy-five percent (75%), or more, affirmative vote of duly notified owners by written consent (as evidenced in the records of the Secretary of the Association), the EDMONDS EBB TIDE ASSOCIATION OF APARTMENT OWNERS, does hereby amend the above referenced Declaration of Condominium of EBB TIDE as follows:

- Article 9, paragraph 9.13, entitled "Restrictive Provisions as set forth in Bylaws (relating to children and pets)", and all provisions delineated thereunder (along with Article 10 of the By-laws relating thereto) is hereby deleted in its entirety and shall be replaced by a new paragraph 9.13 as follows:

"9.13 Restrictive Provisions Relating to Pets.
Under no circumstances shall any owner or tenant be allowed to keep pets of any kind, nature or description on the premises."

- Article 19, paragraph 19.1 entitled "Enforcement", and all provisions delineated thereunder, is hereby deleted in its entirety and shall be replaced by a new paragraph 19.1 as follows:

"19.1 Enforcement

Each owner shall be bound by and strictly comply with the provisions of this Declaration and with the By-laws and administrative rules and regulations

BENNETT & BENNETT
ATTORNEYS AT LAW
400 DAYTON, SUITE A
EDMONDS, WASHINGTON 98020
778-0139

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(144)EdMS-AMEND-07/23/1996

ORIGINAL

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passed hereunder, as the same may be lawfully amended from time to time, and with all decisions adopted pursuant to this Declaration and the By-laws and administrative rules and regulations. Failure to comply shall be grounds for an action to recover sums due for damages, or injunctive relief, or both, maintainable by the Board acting through its officers on behalf of the owners, or by the aggrieved owner on his own. Failure to comply shall also entitle the Association to collect reasonable attorney's fees incurred by reason of such failure, irrespective of whether any suit or other judicial proceeding is commenced, and if suit is brought because of such failure, all costs of suit may be recovered in addition to reasonable attorney's fees.

DATED this 24th day of July, 1996.

Frederick Nelson
 FREDERICK NELSON, President
 Edmonds Ebb Tide Association
 of Apartment Owners

Attest:

Janice L. Knudsen
 JANICE KNUDSEN, Secretary
 Edmonds Ebb Tide Association
 of Apartment Owners

STATE OF WASHINGTON)
) ss
 COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that FREDERICK NELSON signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Edmonds Ebb Tide Association of Apartment Owners to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 24th day of July, 1996.



Leigh Bennett
 Notary Public in and for the State of
 Washington, residing at Edmonds
 My commission expires: 7/5/00

BENNETT & BENNETT
 ATTORNEYS AT LAW
 400 DAYTON, SUITE A
 EDMONDS, WASHINGTON 98020
 778-0189

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9608060093

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200906240087 5 PGS
06/24/2009 9:17am \$46.00
SNOHOMISH COUNTY, WASHINGTON

AFTER RECORDING MAIL TO:

Name PACIFIC NW PROPERTY MANAGEMENT
Address PO BOX 1044
City/State EDMONDS WA 98020

Document Title(s):

1. SIXTH AMENOMENT OF DECCARATION

Reference Number(s) of Documents Assigned or released:

8310200190; 8312300214; 8405020138; 8408220135;
8412110249; 9608060093.

Grantor(s):

1. EBB TIDE HOA
2.

PLWT 1089056

[] Additional information on page of document

Grantee(s):

1. EBB TIDE HOA
2.

[] Additional information on page of document

Abbreviated Legal Description:

UNITS 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304,
401, 402, 403, 404, 501, 502, 503, 504, EBB TIDE CONDO V 44, P 175-181.
Tax Parcel Number(s): ATTACHED AS EXHIBIT "B"

[X] Complete legal description is on page of document EXHIBIT "A"

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

SIXTH AMENDMENT OF DECLARATION
OF
EBB TIDE, A CONDOMINIUM

Pursuant to the Laws of 1963, Chapter 156, Laws of the State of Washington, as amended (codified under RCW 64.32), and as provided in the Declaration of Condominium of EBB Tide, recorded under Snohomish County Auditor's File no. 8310200190, as previously amended by instruments recorded under Snohomish County Auditor's File No. 8312300214, 8405020138, 8408220135, 8412110249 and 9608060093 (referred to as First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, respectively).

AND, acting in compliance with Article 21, paragraph 21.1 of said Declaration with respect to Declaration Amendments without a meeting; and after receiving final approval from a seventy-five percent (75%), or more, affirmative vote of duly notified owners by written consent (as evidenced in the records of the Secretary of the Association), the EDMONDS EBB TIDE ASSOCIATION OF APARTMENT OWNERS, does hereby amend the above referenced Declaration of Condominium of EBB TIDE as follows:

1. Article 9, paragraph 9.13 entitled "Restrictive Provisions as set fourth in Bylaws (relating to children and pets)", and all provisions delineated thereunder (along with Article 10 of the By-laws relating thereto) is hereby deleted in its entirety and shall be replace by a new paragraph 9.13 as follows:

9.13 Restrictive Provisions Relating to Pets

Effective upon the recording of this document, one dog or one cat under 35 pounds will be allowed per owner or per tenant occupied unit. An approved dog or cat will be herein referred to as "pet or pets". No other animals will be allowed. Ownership of more than one unit does not permit more than one dog or cat for that unit owner.

Dangerous breeds of dogs such as: Pit Bulls, Rotweilers, German Shepherds, Doberman Pinschers or any mix of Wolf or of these breeds are prohibited. Dogs that bark will not be permitted.

Pets will not be allowed to roam the hallways or the common areas of the patio or be on the beach at any time. Pets will only be allowed in the common hallways if they are being carried, secured by a leash or being transported in a proper carrying case, under the control of the owner, and are being walked to or from the unit to the parking area. Owners of any pet will not be allowed to use the common areas for exercising those pets. Pets will not be allowed to relieve themselves in or on the interior or exterior of any common or limited common area. Any litter boxes, papers or pads used for pet waste must be contained within the unit and any waste must be put into a sealed bag before it is disposed of in the common garbage.

Owners are responsible for cleaning up after their pets and for repairing any damage caused by their pets or by pets of their tenant, guests, tenant's guest, etc. Local ordinances regarding pets apply to all pet owners.

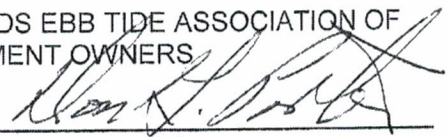
Violation of the above terms allowing pets will result in the Board taking the following action:

First written violation: Warning – violator has the opportunity to be heard.
Second written violation: \$100 fine – violator has the opportunity to be heard.
Third written violation: *Removal of pet – violator has the opportunity to be heard.

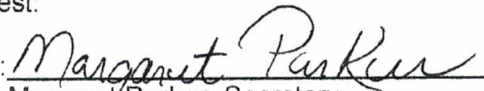
*The Board, after the Third written notice of violation, may require the removal of any pet, or cause such pet to be removed at the expense of the owner of the pet, including reasonable attorney's fees. The Board may exercise this authority for specific pets even though other pets are permitted to remain.

Except as otherwise specifically amended herein, the original condominium declaration and all previous amendments thereto shall remain in full force and effect.

EDMONDS EBB TIDE ASSOCIATION OF
APARTMENT OWNERS

BY: 
Don Porter, President

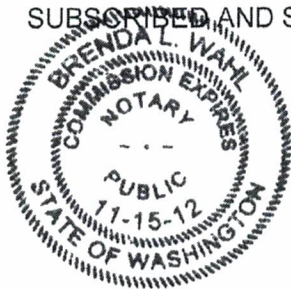
Attest:

BY: 
Margaret Parker, Secretary

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Don Porter is the person who appeared before me, and acknowledged that he signed this instrument, and on oath stated that he was authorized to execute the instrument and acknowledged it as the President of the Edmonds Ebb Tide Association of Apartment Owners to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

SUBSCRIBED AND SWORN to before me this 23 day of JUNE 2009.



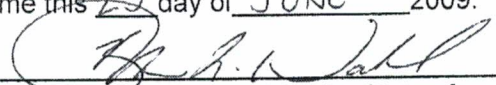

NOTARY PUBLIC in and for the State of
Washington, residing at ARLINGTON
My appointment expires: 11/15/12

Exhibit "A" Legal Description

Units 101,102,103,104,201,202,203,204,301,302,303,304,401,402,403,404,501,502, 503,504, Ebb Tide Condominium, Survey Map and Plans Recorded in Volume 44 of Condominiums, Pages 175 through 181, Condominium Declaration Recorded under Recording Number 8310200190 and any amendments thereto.

Situate in the County of Snohomish, State of Washington.

Exhibit "B" Tax parcel numbers

| | |
|----------------|--|
| 00724500110100 | 200 BEACH PL UNIT 101, EDMONDS, WA 98020 |
| 00724500110200 | 200 BEACH PL UNIT 102, EDMONDS, WA 98020 |
| 00724500110300 | 200 BEACH PL UNIT 103, EDMONDS, WA 98020 |
| 00724500110400 | 200 BEACH PL UNIT 104, EDMONDS, WA 98020 |
| 00724500120100 | 200 BEACH PL UNIT 201, EDMONDS, WA 98020 |
| 00724500120200 | 200 BEACH PL UNIT 202, EDMONDS, WA 98020 |
| 00724500120300 | 200 BEACH PL UNIT 203, EDMONDS, WA 98020 |
| 00724500120400 | 200 BEACH PL UNIT 204, EDMONDS, WA 98020 |
| 00724500130100 | 200 BEACH PL UNIT 301, EDMONDS, WA 98020 |
| 00724500130200 | 200 BEACH PL UNIT 302, EDMONDS, WA 98020 |
| 00724500130300 | 200 BEACH PL UNIT 303, EDMONDS, WA 98020 |
| 00724500130400 | 200 BEACH PL UNIT 304, EDMONDS, WA 98020 |
| 00724500140100 | 200 BEACH PL UNIT 401, EDMONDS, WA 98020 |
| 00724500140200 | 200 BEACH PL UNIT 402, EDMONDS, WA 98020 |
| 00724500140300 | 200 BEACH PL UNIT 403, EDMONDS, WA 98020 |
| 00724500140400 | 200 BEACH PL UNIT 404, EDMONDS, WA 98020 |
| 00724500150100 | 200 BEACH PL UNIT 501, EDMONDS, WA 98020 |
| 00724500150200 | 200 BEACH PL UNIT 502, EDMONDS, WA 98020 |
| 00724500150300 | 200 BEACH PL UNIT 503, EDMONDS, WA 98020 |
| 00724500150400 | 200 BEACH PL UNIT 504, EDMONDS, WA 98020 |

Return Address:
Pacific NW Property Mgmt
PO Box 1044
Edmonds WA
98020



Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Seventh Amendment of Declaration of Ebb Tide, A Condominium
3. _____ 4. _____

Reference Number(s) of Documents assigned or released: 3174

Additional reference #'s on page 8310200190 of document OLD REPUBLIC TITLE LTD. 079-000-4137

Grantor(s) Exactly as name(s) appear on document

1. Ebb Tide Home Owners Board of Directors
2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. Ebb Tide Homeowners
2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Ebb Tide A Condominium
200 Beach Place Edmonds, WA 98020

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number _____ Assessor Tax # not yet assigned

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

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

**SEVENTH AMENDMENT OF DECLARATION
OF
EBB TIDE, A CONDOMINIUM**

Pursuant to the Laws of 1963, Chapter 156, Laws of the State of Washington, as amended (codified under RCW 64.32), and as provided in the Declaration of Condominium of EBB Tide, recorded under Snohomish County Auditor's File no. 8310200190, as previously amended by instruments recorded under Snohomish County Auditor's File No. 8312300214, 8405020138, 8408220135, 8412110249, 9608060093, and 200906240087 (referred to as First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, respectively).

AND, acting in compliance with Article 21, paragraph 21.1 of said Declaration with respect to Declaration Amendments without a meeting; and after receiving final approval from a seventy-five percent (75%), or more, affirmative vote of duly notified owners by written consent (as evidenced in the records of the Secretary of the Association), the EDMONDS EBB TIDE ASSOCIATION OF APARTMENT OWNERS, does hereby amend the above referenced Declaration of Condominium of EBB TIDE as follows:

Parking Reassignment

The parking assignment of the EBB TIDE condominium are hereby set out, in full, as amended:

| <u>Apartment No.</u> | <u>Parking Space</u> | <u>Storage Locker</u> |
|----------------------|----------------------|-----------------------|
| 101 | 10 | 16 |
| 102 | 1 | 14 |
| 103 | 13 | 15 |
| 104 | 12 | 11 |
| 201 | 14 | 2 |
| 202 | 11 | 12 |
| 203 | 5 | 13 |
| 204 | 20 | 3 |
| 301 | 9 | 20 |
| 302 | 3 | 19 |
| 303 | 17 | 18 |
| 304 | 6 | 17 |
| 401 | 2 | 9 |
| 402 | 7 | 5 |

Return Address:
Hecker Wakefield & Feilberg, P.S.
321 – 1st Avenue West
Seattle, WA 98119

201811020128
11/02/2018 10:56am \$101.00
SNOHOMISH COUNTY, WASHINGTON
CONFORMED COPY
3 PGS

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

Eighth Amendment of Declaration of Ebb Tide, A Condominium

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

EDMONDS EBB TIDE ASSOCIATION OF APARTMENT OWNERS

Grantee(s) (Last name first, then first name and initials)

EDMONDS EBB TIDE ASSOCIATION OF APARTMENT OWNERS

Snohomish County Auditor No.s

Declaration of Condominium Ebb Tide, Snohomish County Auditor's File No. 8310200190, amended by instruments recorded under Snohomish County Auditor's No. 8312300214, 8405020138, 8408220135, 8412110249, 9608060093, 200906240087 and 201209070255

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

See above "Legal Description"

The Auditor/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.

CONFORMED COPY

EIGHTH AMENDMENT OF DECLARATION
OF
EBB TIDE, A CONDOMINIUM

Pursuant to the Laws of 1963, Chapter 156, Laws of the State of Washington, as amended (codified under RCW 64.32), and as provided in the Declaration of Condominium of EBB Tide, recorded under Snohomish County Auditor's File No. 8310200190, as previously amended by instruments recorded under Snohomish County Auditor's No. 8312300214, 8405020138, 8408220135, 8412110249, 9608060093, 200906240087 and 201209070255 (referred to as First Amendment; Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, and Seventh Amendment respectively).

AND, acting in compliance with Article 21, paragraph 21.1 of said Declaration with respect to Declaration Amendments without a meeting; and after receiving final approval from a seventy-five percent (75%), or more, affirmative vote of duly notified owners by written consent (as evidenced in the records of the Secretary of the Association), the EDMONDS EBB TIDE ASSOCIATION OF APARTMENT OWNERS, does hereby amend the above referenced Declaration of Condominium of EBB TIDE as follows:

Paragraph 9.11.1 of the Declaration and all provisions delineated thereunder are hereby deleted in their entirety and shall be replaced by a new Paragraph 9.11.1 as follows:

With the exception of a lender in possession of a condominium unit following a default in a first mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of a foreclosure, no apartment Owner shall be permitted to lease his apartment for hotel or transient purposes which shall be defined as renting for any period less than six (6) months.

EDMONDS EBB TIDE ASSOCIATION OF
APARTMENT OWNERS

Leslie A. Nelson
By: Leslie A. Nelson
Title: President HOA

Attest:

By:


Nathan Andres
Nathan Andres, Property Manager

CONFIRMED COPY

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

I certify that on this 10 day of October, 2018, before me, the undersigned Notary Public, personally appeared Leslie Nelson (name), who acknowledged that he/she signed this instrument, and on oath stated that he/she was authorized to execute the instrument and acknowledge it as the President (title) of the Edmonds Ebb Tide Association of Apartment Owners to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.




Print Name Drew Mahinay
Notary Public in and for the State of WA
Residing at 140 Fourth Ave. S. Edmonds WA 98020
My commission expires: 7-1-21