



**Return Address:**

Pacific Lifestyle Homes, Inc.  
9013 N.E. Highway 99, Ste. S  
Vancouver, WA 98665

**Document Title**

1. Third Amendment of Declaration of Conditions, Covenants and Restrictions for Sunset Ridge – Phase 1.

**Reference Number of Documents assigned or released:** 3200081; 3332130; 3357785

**Grantor:** Pacific Lifestyle Homes, Inc.  
**Grantee:** The Public

**Legal Description:** A Subdivision located in a Portion of Lot 2 of S.P. 2-498 in the SE ¼ SE1/4 of Section 9, T1N, R4E, W.M. City of Washougal, Clark County, WA.

**Parent Parcel No.:** 134140-000



**THIRD AMENDMENT TO DECLARATION OF CONDITIONS, COVENANTS AND  
RESTRICTIONS FOR SUNSET RIDGE – PHASE 1, RECORDED MARCH 7, 2000,  
AUDITOR’S FILE NO. 3200081**

The Declaration of Protective Covenants, Conditions and Restrictions for Sunset Ridge – Phase 1, recorded March 7, 2000 under Clark County Auditor’s File No. 3200081, Amendment of Declaration of Conditions, Covenants and Restrictions for Sunset Ridge – Phase 1, recorded June 14, 2001 under Clark County Auditor’s File No. 3332130, and Amendment of Conditions, Covenants and Restrictions for Sunset Ridge – Phase 1, recorded August 16, 2001 under Clark County Auditor’s File No. 3200081 shall be amended to include the following:

**ARTICLE X  
HUD/VA PROVISIONS**

Anything to the contrary in this Declaration notwithstanding, the following requirements of HUD and/or VA (collectively “HUD/VA”) shall control:

1. The lien of any assessment is subordinate to the lien of any first Mortgage, as more particularly set forth in Section 4.6 of this Declaration.
2. Mortgagees are not required to collect assessments.
3. Failure to pay assessments shall not constitute a default under any insured Mortgage.
4. Approval by members representing at least sixty-seven percent (67%) of Lot Owners in the Association is required to amend this Declaration. Amendment of this Declaration also requires prior approval by HUD/VA as long as there are two classes of shares with unequal voting rights.
5. The Common Areas cannot be mortgaged or conveyed without the approval of members representing at least sixty-seven percent (67%) of the total Lot Owners of the Association (excluding the Declarant). The dedication of additional Common Areas also requires prior approval by HUD/VA as long as there are two classes of shares with unequal voting rights.
6. If ingress or egress to any Lot is through Common Area, any conveyance or encumbrance of such area is subject to the easement of the Owner of the Lot.
7. The Common Area shall be conveyed to the Association free and clear of all encumbrances (except easements, conditions and restrictions of record) before HUD insures the first Mortgage on the Properties, and any provision in this Declaration conflicting with the foregoing HUD requirement shall have no force or effect.
8. Absolute liability is not imposed on Owners of Lots for damage to Common Areas or to Lots.
9. Annexation of any other real property to Sunset Ridge, other than successive phases as anticipated by this Declaration, shall require prior approval by HUD/VA as long as there are two classes of shares with unequal voting rights.