

AFTER RECORDING, PLEASE RETURN TO:

MJ Management
115 East Homestead Boulevard
Lynden, Washington 98264

Whatcom County, WA
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AMRC
Request of: MJ MANAGEMENT LLC

2019-1200390

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TITLE OF DOCUMENT:
REF # OF RELATED DOC.:

SEVENTH AMENDMENT TO COVENANTS
920624017, 921026205, 940506199, 940506200,
940614176, 950621156, 2020400070, 2100500579,
2120101099

GRANTOR:

18 Paradise LLP

GRANTEE:

Public

ABBREV. LEGAL DESCRIPTION:

Ptn SE ¼ NW ¼ Sec 40, Twntp 40N, R 3 E, WM

SEVENTH AMENDMENT TO COVENANTS

THIS AMENDMENT is made this 3 day of DEC, 2019, by 18 Paradise LLP the Successor Declarant for the Homestead Master Association (Declarant).

WITNESS THAT:

WHEREAS, 18 Paradise LLP is the Successor to Homestead Northwest, Inc., the Declarant according to terms and conditions of the Master Declaration of Covenants, Conditions, Restrictions and Reservations for Homestead, dated June 17, 1992, as recorded under Whatcom County Auditor File No. 920624017, and as amended by documents recorded under the following Whatcom County Auditor File Nos. 921026205, 940506199, 940506200, 940614176, 950621156, and 2020400070 (the Master Declaration);

WHEREAS, in addition to owning the Common Open Space as that term is defined in the Master Declaration, the Declarant also owns the real property and appurtenances thereto, consisting of the Homestead Golf Course, Fitness Center, Restaurant, Clubhouse, and related parking and travel areas;

WHEREAS, under section 1.2 of the Master Declaration, the Master Declaration is intended to run with the land and be binding on Declarant, its Successors and Assigns, and all Parcel, Lot or Unit Owners within the Homestead Development;

WHEREAS, under section 8.2.1 of the Master Declaration, Declarant reserves for itself, its successors and assigns, the right to alter, modify or change any or all of the restrictive covenants contained in the Declaration.

NOW, THEREFORE, the Declarant amends section 3.5(f) of the Master Declaration to read as follows:

(f) Maintenance fees shall increase annually no more than the percentage increase in the cost of living for all urban consumers in the Seattle/Tacoma area as published by the United States Department of Labor for the most recently published 12 month period available on the first day of December, or five (5%) percent, whichever is greater. The failure to increase maintenance fees in one or more years does not waive the right to increase fees the following year up to the maximum combined amount for all years.

Except as modified by this Amendment, all the terms and provisions of the Association's Declaration and governing documents shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed on the date entered above, by MJ Management LLC, acting agent, who certifies that this Amendment was properly adopted.

DATED this 3 day of DEC, 2019.

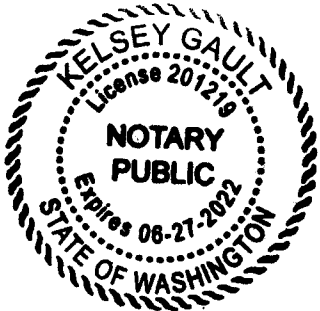
[Handwritten Signature]

18 Paradise LLP
By its: MJ Management LLC, Acting Agent

STATE OF WASHINGTON)
) ss
COUNTY OF WHATCOM)

I hereby certify that I know or have satisfactory evidence that William O'Brien the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be the free and voluntary act of such person for the uses and purposes mentioned in the instrument.

DATED: December 3, 2019.



[Handwritten Signature]

NOTARY PUBLIC for the State of Washington.
My commission expires: 06/27/2022