

**WHEN RECORDED, RETURN TO:**

Diana Smeland
 Port Ludlow Associates LLC
 70 Breaker Lane
 Port Ludlow, WA 98365

**CERTIFICATE OF AMENDMENT NO. 2
 TO SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,
 RESTRICTIONS, AND EASEMENTS FOR OLYMPIC TERRACE DIVISION 2**

Grantor: PORT LUDLOW ASSOCIATES LLC, a Washington limited liability company

Grantee: OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, a
 Washington nonprofit corporation

Abbreviated Legal Description: PORTION OF THE SOUTH HALF OF SECTION 21,
 TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

(for complete legal description, see attached Exhibit A)

Assessor's Property Tax Lot Account Numbers:

978-802-001 (Lot 1)	978-802-002 (Lot 2)	978-802-003 (Lot 3)
978-802-004 (Lot 4)	978-802-005 (Lot 5)	978-802-006 (Lot 6)
978-802-007 (Lot 7)	978-802-008 (Lot 8)	978-802-009 (Lot 9)
978-802-010 (Lot 10)	978-802-011 (Lot 11)	978-802-012 (Lot 12)
978-802-013 (Lot 13)	978-802-014 (Lot 14)	978-802-015 (Lot 15)
978-802-016 (Lot 16)	978-802-017 (Lot 17)	978-802-018 (Lot 18)
978-802-019 (Lot 19)	978-802-020 (Lot 20)	978-802-021 (Lot 21)
978-802-022 (Lot 22)	978-802-023 (Lot 23)	978-802-024 (Lot 24)
978-802-025 (Lot 25)	978-802-026 (Lot 26)	978-802-027 (Lot 27)
978-802-028 (Lot 28)	978-802-029 (Lot 29)	978-802-030 (Lot 30)
978-802-031 (Lot 31)	978-802-032 (Lot 32)	978-802-033 (Lot 33)
978-802-034 (Lot 34)	978-802-035 (Lot 35)	978-802-036 (Lot 36)
978-802-037 (Lot 37)	978-802-038 (Lot 38)	978-802-039 (Lot 39)
978-802-040 (Lot 40)	978-802-041 (Lot 41)	978-802-500 (Tract A)
978-802-501 (Tract B)	978-802-502 (Tract C)	978-802-503 (Tract D)
978-802-504 (Tract E)		

Reference to Related Documents:

A.F. Nos. 324010 and 325175 (Master Declaration)
 A.F. No. 523326 (Phase 1 Final Plat)
 A.F. No. 523672 (Declaration of Annexation)
 A.F. No. 523673 (Supplemental Declaration)
 A.F. No. 608003 (Amendment No. 1 to Supplemental Declaration)

PORT LUDLOW ASSOCIATES LLC (hereinafter referred to as “PLA” or “Declarant”), a Washington limited liability company and Declarant under the Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Olympic Terrace Division 2 recorded in the real property records of Jefferson County, Washington, under A.F. No. 523673 (the “Supplemental Declaration”), and DIANA SMELAND, as President of the Olympic Terrace Division 2 Homeowners Association (hereinafter referred to as the “Association”), a Washington nonprofit corporation formed and existing pursuant to and in accordance with the Supplemental Declaration, hereby certify that the following Amendment No. 2 to said Supplemental Declaration was properly approved by the Declarant and Members as provided in the Supplemental Declaration and the Articles of Incorporation and Bylaws of the Association, effective as of April 16, 2019. Capitalized terms not otherwise defined herein shall have the meanings given them under the Supplemental Declaration.

RECITALS

WHEREAS, the Supplemental Declaration was previously amended as set forth in Certificate of Amendment No. 1 to Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Olympic Terrace Division 2, recorded under Auditor’s File No. 608003, records of Jefferson County, Washington (“Amendment No. 1 to Supplemental Declaration”); and

WHEREAS, a Special Meeting of the Association was duly called and was held on April 16, 2019, at which meeting more than 67% of the votes of Members (Lot Owners) were cast in favor of further amending the Supplemental Declaration as set forth below;

NOW, THEREFORE, the Supplemental Declaration is hereby further amended and modified as follows, effective as of April 16, 2019:

1. **Addition of Section 4.19.** There is added to Article IV of the Supplemental Declaration a new Section 4.19, entitled “Fences,” stating as follows: “Decorative fences no taller than 36 inches in height and similar in design, composition (wood), and appearance to fences constructed in Olympic Terrace by the Declarant are allowed on Lots if approved by the Association.”

2. **Remaining Provisions.** Except as expressly further amended as set forth above, the Supplemental Declaration, as previously amended by Amendment No. 1, is hereby affirmed and ratified and shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant and the President of the Association have executed and delivered this Certificate of Amendment on the date set forth below.

DECLARANT:

PORT LUDLOW ASSOCIATES LLC

By: *Diana Smeland*
Diana Smeland, President

STATE OF WASHINGTON)
)
COUNTY OF JEFFERSON)

ss.

On this 17th day of April __, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Diana Smeland to me known to be the President of Port Ludlow Associates LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above-written.



Jan Ralls
NOTARY PUBLIC, in and for the
State of Washington, residing at Port Townsend
My commission expires: 06-25-19

PRESIDENT OF ASSOCIATION:

Diana Smeland

Diana Smeland, President of Olympic Terrace
Division 2 Homeowners Association

STATE OF WASHINGTON)
)
COUNTY OF JEFFERSON)

ss.

On this 17th day of April, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Diana Smeland to me known to be the President of the Olympic Terrace Division 2 Homeowners Association, who executed the foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed as President of said Association and on its behalf for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument on the Association's behalf.

WITNESS MY HAND AND OFFICIAL SEAL hereto affixed the day and year first above-written.



Jan Ralls

NOTARY PUBLIC, in and for the
State of Washington, residing at Port Townsend
My commission expires: 06-25-19

EXHIBIT A: Legal Description of the Property

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PHASE 1 (SUBJECT TO THE SUPPLEMENTAL DECLARATION):

That portion of Resultant Parcel B of the Boundary Line Adjustment recorded under A.F. No. 495995, records of Jefferson County, Washington, more particularly described as follows:

Lots 1 through 41 inclusive and Tract A of the Plat of Olympic Terrace Division 2 Phase 1, recorded in the real property records of Jefferson County, Washington, under A.F. No. 523326,

Situate in Jefferson County, Washington.

PHASE 2 (NOT SUBJECT TO THE SUPPLEMENTAL DECLARATION UNLESS ADDED IN A SUBSEQUENT PHASE AMENDMENT):

That portion of Resultant Parcel B of the Boundary Line Adjustment recorded under A.F. No. 495995, records of Jefferson County, Washington, more particularly described as follows:

Tracts B, C, D, and E of the Plat of Olympic Terrace Division 2 Phase 1, recorded in the real property records of Jefferson County, Washington, under A.F. No. 523326,

Situate in Jefferson County, Washington.