

**WHEN RECORDED, RETURN TO:**

David F. Jurca  
610 Mount Constance Way  
Port Ludlow, WA 98365

**CERTIFICATE OF AMENDMENT NO. 3  
TO SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, AND EASEMENTS FOR OLYMPIC TERRACE DIVISION 2**

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

**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)  
A.F. No. 623635 (Amendment No. 2 to Supplemental Declaration)

**David F. Jurca**, as President of the OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION (the "Association"), a Washington nonprofit corporation formed and existing pursuant to and in accordance with 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 **Michele Alblinger**, as Secretary-Treasurer of the Association, hereby certify that the following amendment to the Supplemental Declaration was properly approved at a meeting of the Association held on July 19, 2022, in accordance with the Supplemental Declaration and the Articles of Incorporation and Bylaws of the Association. Capitalized terms not otherwise defined herein shall have the meanings given them under the Supplemental Declaration.

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"); and

WHEREAS, the Supplemental Declaration was further amended as set forth in Certificate of Amendment No. 2 to Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Olympic Terrace Division 2, recorded under Auditor's File No. 623635, records of Jefferson County, Washington ("Amendment No. 2"); and

WHEREAS, at a meeting of the Association held on July 19, 2022 the votes of more than 67% of all of the Members of the Association 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 the recording of this Certificate of Amendment:

**1. Addition of Section 4.20.** There is added to Article IV of the Supplemental Declaration a new Section 4.20, entitled "Hedges," stating as follows:

In order to protect the general appearance and open character of the neighborhood, hedges are disfavored and are generally disallowed on Lots. However, there may be special circumstances where a hedge may be installed and maintained on a Lot if approved in advance by the Association and by the SBCA Architectural Review Committee and if all of the following conditions are satisfied: (i) the hedge is deemed by the Association to be necessary for privacy or other purposes; (ii) in the Association's judgment, the hedge would not adversely or unreasonably alter the general appearance or character of the neighborhood, would not unreasonably block views from adjacent or neighboring Lots, and would not unreasonably block sunlight from reaching an adjacent Lot; and (iii) the need for the hedge results from a condition (such as the location of a new house built or to be built on an adjacent Lot) that was not reasonably foreseeable when the Lot was purchased by the present Owner. The Association may in its discretion impose reasonable conditions that it determines appropriate under the circumstances, including but not limited to

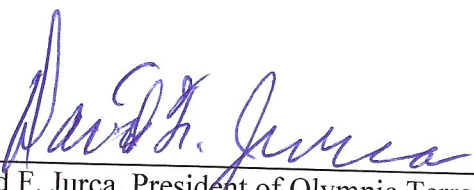


restrictions on the location, dimensions (length, height, and width) and composition (types of plants) of any hedge approved for installation on a Lot pursuant to this Section 4.20, and may also impose reasonable requirements regarding future maintenance of any such hedge.

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

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

**President of the Association:**

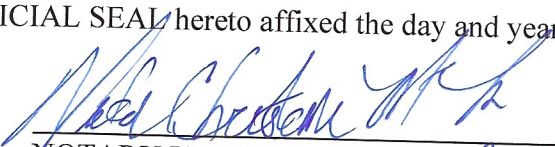
  
\_\_\_\_\_  
David F. Jurca, President of Olympic Terrace  
Division 2 Homeowners Association

STATE OF WASHINGTON                    )  
  )  
COUNTY OF JEFFERSON                )           ss.

On this 22 day of August \_\_, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David F. Jurca, 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 his free and voluntary act and deed as President of said Association 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.



  
\_\_\_\_\_  
NOTARY PUBLIC, in and for the  
State of Washington, residing at Pat Lullon  
My commission expires: 10/20/25

Secretary-Treasurer of the Association:

Michele Alblinger  
Michele Alblinger, Secretary-Treasurer of Olympic  
Terrace Division 2 Homeowners Association

STATE OF WASHINGTON )  
COUNTY OF JEFFERSON )

ss.

On this 23 day of August, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michele Alblinger, to me known to be the Secretary-Treasurer 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 Secretary-Treasurer of said Association 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.

Natasha Christina McLeron  
NOTARY PUBLIC, in and for the  
State of Washington, residing at Port Ludlow WA  
My commission expires: 10/20/25



**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.