



WHEN RECORDED RETURN TO:

**DAVIES PEARSON, P.C.
JAMES R. TOMLINSON
920 FAWCETT
P.O. BOX 1657
TACOMA, WA 98401**

**FIRST AMENDMENT TO REVISED CONDOMINIUM DECLARATION
FOR
COFFEE CREEK, A CONDOMINIUM**

Grantor: Coffee Creek, a Condominium

Grantee: Coffee Creek, a Condominium; and the Public

Legal Description (abbreviated): Coffee Creek, a Condominium, Vol 2 of Condominiums, Pages 15 through 16.

Reference Nos. of Documents Amended: Revised Condominium Declaration for Coffee Creek AFN 200705090809, which amended the original Declaration of Covenants, Conditions and Restrictions for Coffee Creek AFN 2462407, which had been amended by AFN 8308290369 and AFN 8410100132.

WHEREAS, Coffee Creek, a Condominium, is organized pursuant to RCW 64.32, the Horizontal Property Regimes Act, as set forth in the Revised Condominium Declaration of Coffee Creek, a Condominium (the "Declaration") recorded May 9, 2007, under Pierce County AFN 200705090809, which Declaration had fully amended and replaced the original Declaration of Covenants, Conditions and Restrictions for Coffee Creek recorded under Pierce County AFN 2462407, as amended by AFN 8308290369 and AFN 8410100132, together with the Survey Map and Plans and the amendments thereto recorded under Pierce County AFN's 2462408, 2487346, and 2685501; and

WHEREAS, pursuant to Article 24 of the Declaration the Owners are authorized to amend the Declaration, after notice to all owners of the proposed amendment, by the adoption at a meeting of the Association or by the written consent of sixty-seven percent (67%) of the Owners and the recording of a written instrument signed and acknowledged by the President of the Association amending the Declaration; and

WHEREAS, after notice, greater sixty-seven percent (67%) of the Owners have approved the amendment of the Declaration as set forth herein;

NOW, THEREFORE, the undersigned President and the Secretary of the Coffee Creek Condominium Association certify that the Revised Condominium Declaration for Coffee Creek, a Condominium, is hereby amended as follows:

1. Section 10.2.7 of the Declaration entitled "Minimum Period of Owner Occupancy Require" is hereby deleted in its entirety.
2. This Amendment to the Declaration shall take effect upon recording.
3. The terms of this Amendment to the Declaration shall control over and implicitly amend any inconsistent provision of the Declaration or Bylaws of the Association.
4. Except as amended by this instrument, the Declaration shall remain in full force and effect.

Dated this 20th day of April, 2017

COFFEE CREEK CONDOMINIUM
ASSOCIATION

Ligda O'Brien
By: Ligda O'Brien, President

Attest:

Diane Maggitti
By: Diane Maggitti, Secretary

CERTIFICATION

I hereby certify that the above and foregoing Amendment to the Revised Declaration for Coffee Creek, a Condominium, was approved or consent to by more than sixty-seven percent (67%) of the Owners after notice thereof as required by Article 27 of the Declaration.

Dated this 20 day of April, 2017.

Diane Maggitti
By: Diane Maggitti, Secretary

STATE OF WASHINGTON)

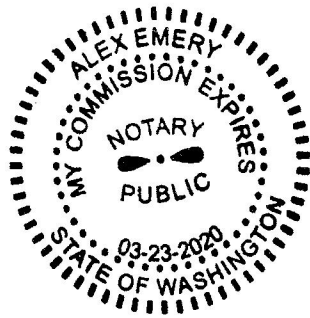
)ss.

President

County of Pierce)

On this 20th day of April, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me Lynne Ober, known to me to be the President of the Coffee Creek Condominium Association, who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Association, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

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



Alex Emery
Print Name: alex emery
NOTARY PUBLIC in and for the State of
Washington, residing at Pierce County
My commission expires: 3-23-2020

STATE OF WASHINGTON)

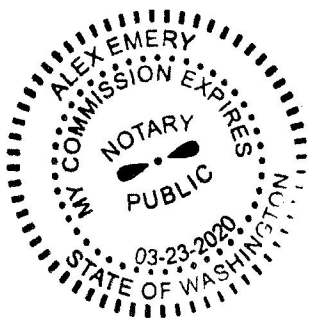
)ss.

Secretary

County of Pierce)

On this 20 day of April, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me Maria Maggitti, known to me to be the Secretary of the Coffee Creek Condominium Association, who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Association, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

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



Alex Emery
Print Name: alex emery
NOTARY PUBLIC in and for the State of
Washington, residing at Pierce County
My commission expires: 03-23-2020