



200510070338

Page: 1 of 5

10/07/2005 02:51P

VALLEY ROAD FARM OWNERS

AMDECL \$36.00

Kitsap Co, WA

When recorded return to:
Valley Road Farm Owners Assoc.
9745 NE Valley Road
Bainbridge Island, WA 98110

AMENDMENT NO. 1 TO
CONDOMINIUM DECLARATION FOR
VALLEY ROAD FARM, A CONDOMINIUM

Grantor VALLEY ROAD FARM OWNERS ASSOCIATION
Additional names on pg. N/A

Grantee VALLEY ROAD FARM OWNERS ASSOCIATION
Additional names on pg. N/A

Abbreviated
Legal Description VALLEY ROAD FARM, a condominium, per Condominium
Declaration recorded under Kitsap County Auditor's No.
200410110056
Official legal description: Same

Assessor's Tax Parcel No: 142502-2-025-2006

Reference# (if applicable) N/A
Additional numbers on pg. N/A

NW NW 14 25 02E

AMENDMENT NO. 1
TO
CONDOMINIUM DECLARATION
FOR
VALLEY ROAD FARM, A CONDOMINIUM

The undersigned president of Valley Road Farm Owners Association certified that the following amendment to the Condominium Declaration of Valley Road Farm, a condominium, recorded under Kitsap County Auditor's No. 200410110056 and Survey Map and Plans filed under Kitsap County Auditor's No. 200410110057 were duly adopted by Owners holding at ___% of the votes in the Association at a meeting held on May __, 2005, in order to approve the agreement among the Owners as to the placement of all future residences in the condominium and to comply with requirements of the City of Bainbridge Island.

Accordingly,

1. Section 8.2.1 of the Condominium Declaration shall read in its entirety:

Section 8.2.1 Before any construction or alteration of any Home or other Structure is begun within a Unit, the Owner must provide the following information in writing to the Board:

- a. Estimated start and completion dates and
- b. Proof that the Owner's plans comply with
 - ___ applicable building codes,
 - ___ the size restrictions in Section 8.6,
 - ___ the location of the Structure within the Unit as shown on the Survey Map and Plans including the building separation restrictions described in paragraphs 8.6.5 and
 - ___ a description of how the project supports, and doesn't conflict with, the vision statement.

2. Section 8.6 of the Condominium Declaration shall read in its entirety:

Section 8.6 Restrictions on Structures.

In recognition of the underlying environmental values of the Condominium, the following restrictions on building size and site planning are to guide all decisions of the Association and the Board.

8.6.1 Living Space Defined; Maximum Size. The aggregate enclosed above-grade living space of a Home shall not exceed 2,000 square feet. "Enclosed above-grade living space" shall refer only to the area within a Home that is permanent, heated, fully-enclosed and intended for human habitation (Living Space).

- 1 -



VALLEY ROAD FARM OWNERS

AMDECL \$36.00

200510070338

Page: 2 of 5

10/07/2005 02:51P

Kitsap Co, WA

8.6.2 Other Space Defined; Maximum Size. Living Space shall not include basements extending less than eighteen inches above-grade, garages, attached greenhouses used primarily for growing plants, unfinished basements or other unfinished and unheated storage areas (collectively, Other Space). The aggregate area of all Other Spaces within the boundaries of a Unit shall not exceed 500 square feet.

8.6.3 Impervious Surface. The aggregate ground area covered by impervious surfaces within the boundaries of a Unit shall not exceed 3,000 square feet.

8.6.4 Reallocation. The total combined maximum square footage for a Home and Other Spaces combined is 3,000 square feet. The ratio between a Home and Other Spaces can be reallocated using a ratio of 1.5 square feet of Other Space for each square foot of Dwelling Space except for basements less than 18 inches above grade where the ratio shall be 2 square for each square foot of Dwelling Space.

8.6.5 Compliance. In order to comply with the restrictions associated with the Conditional Use Permit issued by the City of Bainbridge Island building locations are also restricted as follows:

a. Building separation measurement. The building separations are measured from the eaves of the building (the outmost edge of the roof) unless the Fire Department gives approval to reduce the building separation requirement based upon the combustibility of the roofing material. In that case, the separation is measured from the walls of the building.

b. Building separation: Any building in Unit B must be at least 25 feet from the North boundary of Unit B. Any building in Unit C must be at least 25 feet from the North boundary of Unit B and 25 feet from the South boundary of Unit D. Any building in Unit D must be at least 15 feet from the South boundary of Unit D.

DATED: 10/6 / 2005

VALLEY ROAD FARM OWNERS
ASSOCIATION

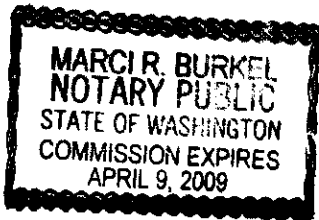
Ronald Pether
President



STATE OF WASHINGTON)
) ss.
COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that RONALD D. PELTIER is the person who appeared before me and acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the president of VALLEY ROAD FARM OWNERS ASSOCIATION, to be the free and voluntary act of the organization for the uses and purposes mentioned in the instrument.

DATED 10/6, 2005



marci
PRINT: MARCI R. BURKEL
Notary Public in and for the State of
Washington. My commission expires
4/9/09

City of Bainbridge Island
Kitsap County, Washington



DATE 8/15/04
DRAWING J118C2

