

File for record at the request of
Lyle Ridge Homeowners Association

Oak Harbor, WA 98277

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF LYLE RIDGE**

Grantor: Lyle Ridge Homeowners Association

Grantee: Lyle Ridge Homeowners Association

Legal Description: Lots 1 through 41, Plat of Lyle Ridge as per plat recorded June 4,
2008 under Auditor File No. 4229976, records of Island County,
State of Washington

Assessors Tax Parcel Number:

S7414-00-00001-0	S7414-00-00015-0	S7414-00-00029-0
S7414-00-00002-0	S7414-00-00016-0	S7414-00-00030-0
S7414-00-00003-0	S7414-00-00017-0	S7414-00-00031-0
S7414-00-00004-0	S7414-00-00018-0	S7414-00-00032-0
S7414-00-00005-0	S7414-00-00019-0	S7414-00-00033-0
S7414-00-00006-0	S7414-00-00020-0	S7414-00-00034-0
S7414-00-00007-0	S7414-00-00021-0	S7414-00-00035-0
S7414-00-00008-0	S7414-00-00022-0	S7414-00-00036-0
S7414-00-00009-0	S7414-00-00023-0	S7414-00-00037-0
S7414-00-00010-0	S7414-00-00024-0	S7414-00-00038-0
S7414-00-00011-0	S7414-00-00025-0	S7414-00-00039-0
S7414-00-00012-0	S7414-00-00026-0	S7414-00-00040-0
S7414-00-00013-0	S7414-00-00027-0	S7414-00-00041-0
S7414-00-00014-0	S7414-00-00028-0	

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for Lyle Ridge ("Lyle Ridge CCRs") is executed by Lyle Ridge Homeowners Association, a Washington nonprofit corporation, ("HOA"), under the authority granted to the HOA to amend the Lyle Ridge CCRs in accordance with Article XIV, Section 8 of the Lyle Ridge CCRs.

RECITALS:

A. The HOA is the party designated by the Lyle Ridge CCRs as the proper party with authority to amend the CCRs. Under Article 1, Section 11 of the Lyle Ridge CCRs, the Development Period ended five years following the date of recording of the Lyle Ridge CCRs, Article 1, Section 11(i), on June 4, 2008.

B. Article XIV, Section 8 of the Lyle Ridge CCRs authorizes the HOA to amend any term of the CCRs if it has obtained the affirmative vote of 75% of the voting power of the Association.

C. The HOA wishes to amend Article I and Article X to outline the powers of the Agricultural Control Committee of Lyle Ridge.

D. The HOA further wishes to amend Article III, Section 5, to outline the imposition of fines for Owners/Members of Lyle Ridge HOA who fail to comply with the Lyle Ridge CCRs. Article XI of the Lyle Ridge CCRs currently authorizes the HOA to prescribe penalties for the violation of any HOA rules and regulations. This Second Amendment outlines the procedures for imposing the fines and providing of adequate notice and opportunity to be heard for each Owner/Member.

SECOND AMENDMENT TO LYLE RIDGE CCRs

1. NOW, THEREFORE, the HOA hereby agrees to the following amendments of the Lyle Ridge CCRs:

(a) Article I, Definitions.

A new Section 13, is added to Article I. Section 13 shall read as follows:

Section 13. "Agricultural Control Committee" shall mean that duly appointed or elected committee of the Board of Directors as outlined in Article X of this Declaration.

(b) Article III, Homeowners' Association, Section 5. Board of Directors.

A new subsection, "Subsection q", is added to Article III, Section 5. "Subsection q" shall read as follows:

q. Impose fines for an Owner's/Member's failure to remedy a violation of the Lyle Ridge CCRs, as amended, after thirty (30) days from the date of the Owner's/Member's receipt of a written notice from the Board of Directors of the HOA detailing the violation. Unless otherwise provided by the rules adopted by the Board of Directors or the Bylaws of the HOA, the fine shall be the amount of twenty-five dollars (\$25) per day until the violation is fully abated. Any fine imposed under this subsection shall be the personal obligation of the fined Owner/Member and shall become a lien on the Lot. The HOA shall be entitled to reasonable attorney's fees and costs for any action taken to collect such fines.

Upon determination by the Board of Directors that an Owner/Member has violated the Lyle Ridge CCRs, the Board may, but is not required to, verbally inform the Owner/Member of the violation.

The Board shall send a written notice to the Owner/Member (i) detailing the violation and the steps to be taken by the Owner/Member to remedy the violation within 30 days of receipt of the notice, (ii) stating that the Owner/Member has the right to request a meeting with the Board in writing within 10 calendar days of receipt of the notice at which meeting the Owner/Member has the opportunity to be heard on the issue of the violation stated in the Board's notice, and (ii) stating that if a meeting with the Board is not requested within 10 calendar days of receipt of the notice and the violation is not remedied within 30 days of receipt of the notice, the Owner/Member shall be fined in the amount of twenty-five dollars (\$25) per day until the violation is fully abated and that any fine imposed shall become a lien on the Lot.

If the Board receives a written request from an Owner/Member within the required 10-day period, the Board shall schedule a meeting with the Owner/Member within 10 days of the request. The Board shall inform the Owner/Member of its final decision in writing within 10 days of the meeting.

Each written notice is deemed to be received by the Owner/Member within three business days of mailing the notice via USPS First Class mail if addressed to the last known address of the Owner/Member.

(c) Article X, Architectural Control.

Section 8. Enforcement shall be amended to read as follows:

In any judicial action to enforce a determination of the Declarant, the Board of Directors, the Agricultural Control Committee, or the Architectural Control Committee, the losing party shall pay the prevailing party's attorney's fees, expert witness fees, and other costs incurred in connection with such a legal action or appeal.

A new Section 13. "Agricultural Control Committee" shall be added to Article X.

Section 13. Agricultural Control Committee.

The Agricultural Control Committee shall consist of three (3) members who will each serve one-year terms. Agricultural Control Committee decisions shall be determined by a majority vote by the members of the committee. The Agricultural Control Committee seeks to maintain the neighborhood in accordance with the requirements of Article VIII of the Lyle Ridge CCRs. To accomplish this goal, the members of the committee will perform weekly grounds reviews and will issue a reminder notice to any Owner/Member who is perceived to be out of compliance. If the Owner/Member has not brought the Lot within compliance with the requirements of Article VIII within ten (10) business days, the Agricultural Control Committee will forward to the Board of Directors any unresolved issues for further determination and action.

2. This Second Amendment shall not cause any other provision of the Lyle Ridge CCRs to be modified or amended.
3. By executing this Second Amendment of the Lyle Ridge CCRs, the HOA hereby evidences its consent to this amendment.

IN WITNESS WHEREOF, the undersigned, being the HOA herein has hereunto set its hand and seal on this ___ day of _____, 2017.

LYLE RIDGE HOMEOWNERS ASSOCIATION,
A Washington nonprofit corporation

By: [Signature]
[Print name] ROBERT COUGHLIN, President

By: [Signature]
[Print name] ELAINE MANDATO, and Secretary

STATE OF WASHINGTON)
) ss.
COUNTY OF Island)

On this day personally appeared before me Robert Coughlin
and Elaine Mandato, to know to be the President and
Secretary, respectively, of LYLE RIDGE HOMEOWNERS ASSOCIATION, a
Washington nonprofit corporation, who executed the foregoing instrument, and
acknowledged that they signed the same as the free and voluntary act and deed of the
corporation, for the uses and purposes therein mentioned.

Subscribed and sworn to before me on this 7th day of Jan., 2017.



[Signature]
Bonnie J. Sugatan

NOTARY PUBLIC in and for the State
of Washington, residing at Quik Harbour
My commission expires: 3-29-2019