

Return Address:

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### AMENDMENT NO. 3 TO PROTECTIVE COVENANTS

**Grantors/Grantees:** Goat Peak Ranch Owners Association, a Washington nonprofit corporation  
**Legal Description (abbreviated):** All lots within Goat Peak Ranch, Goat Peak Ranch Division II, and Goat Peak Ranch Division III, Kittitas County, Washington. Additional legal on page 5 (Exhibit "A").

**Assessor's Tax Parcel ID#:** See list of parcel numbers on attached Exhibit "A"

**Reference Number of Covenants Amended:** 433128, 445370 and 200210250034

1.1 Pursuant to Article 1 of the Declaration of Protective Covenants and Restrictions for Goat Peak Ranch (the "Declaration"), the undersigned being the President and Secretary of Goat Peak Ranch Owners Association, the formation of which is authorized by that Declaration dated May 30, 1979, recorded June 7, 1979, under Auditor's File No. 433128, as previously amended, do hereby declare that the following Amendment to the Declaration has been approved by a majority of the Board, and by more than a three-fourths majority of members of the Association.

#### Prior Documents

2.1 Covenants. That Declaration of Protective Covenants & Restrictions – Goat Peak Ranch, dated May 30, 1979, and recorded June 7, 1979, under Kittitas County Auditor's No. 433128, which covenants amend and replace those covenants recorded under Auditor's No. 404439 in Volume 71, Pages 4 – 10.

2.2 Amendment No. 1. That Amendment to the Declaration of Protective

1 Covenants & Restrictions of Goat Peak Ranch recorded September 12, 1960, under Kittitas County  
2 Auditor's No. 445370.

3 2.3 Amendment No. 2. That Amendment to the Declaration of Protective  
4 Covenants & Restrictions for Goat Peak Ranch recorded October 25, 2002, under Kittitas County  
5 Auditor's No. 200210250034.

6 **Amendment**

7 3.1 Amendment. The above-described Covenants are hereby amended as  
8 follows.

9 3.1.1 The second paragraph of SECTION 17, is hereby amended and  
10 replaced in entirety to read as follows:

11 Driveways or any other type of access roadways  
12 developed within the plat shall only be for the purpose of  
13 providing access to and from road systems within the plat  
14 to individual tracts within the plat or for access between  
15 and amongst individual tracts within the plat. No driveway  
16 or any other type of access shall be developed or  
17 easement granted on any property within the plat to allow  
18 access from any road system within the plat to any  
19 property not within the plat, including without limitation,  
20 use of driveways or road systems within the plat by heavy  
21 equipment and/or construction vehicles to access  
property outside of the plat. Owners owning adjoining  
land outside the plat shall provide 48 hours' written notice  
to the Association (electronic mail is sufficient) of heavy  
equipment and/or construction vehicles to be utilized by  
such Owner in connection with construction and  
maintenance work on Owner's property within the plat, so  
that the Association may enforce the restrictions herein  
and confirm that such traffic is not accessing property  
outside of the plat.

22 **No Other Changes**

23 4.1 No Other Changes. Except as otherwise amended herein, the terms and  
24 conditions of the Covenants are hereby ratified.

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GOAT PEAK RANCH OWNERS ASSOCIATION  
A Washington Nonprofit Corporation

By \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: President  
Date \_\_\_\_\_

**Certificate Of Secretary**

The undersigned hereby certified that he/she is the Secretary of the Goat Peak Ranch Owners Association, and that the foregoing-described Amendment to the Declaration has been duly adopted by approval of a majority of the Board, and by more than a three-fourths majority of members of the Association voting at a meeting held on \_\_\_\_\_, 2019.

GOAT PEAK RANCH OWNERS ASSOCIATION  
A Washington Nonprofit Corporation

By \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: Secretary  
Date \_\_\_\_\_

1 STATE OF WASHINGTON )  
2 ) ss.  
3 COUNTY OF \_\_\_\_\_ )

4 I certify that I know or have satisfactory evidence that \_\_\_\_\_  
5 is the person who appeared before me and said person acknowledged that he/she signed this  
6 instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it  
7 as the President of GOAT PEAK RANCH OWNERS ASSOCIATION, a Washington nonprofit  
8 corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the  
9 instrument.

10 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

11 \_\_\_\_\_  
12 Typed/Printed Name \_\_\_\_\_  
13 NOTARY PUBLIC  
14 In and for the State of Washington  
15 My appointment expires \_\_\_\_\_

16 STATE OF WASHINGTON )  
17 ) ss.  
18 COUNTY OF \_\_\_\_\_ )

19 I certify that I know or have satisfactory evidence that \_\_\_\_\_  
20 is the person who appeared before me and said person acknowledged that he/she signed this  
21 instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it  
22 as the Secretary of GOAT PEAK RANCH OWNERS ASSOCIATION, a Washington nonprofit  
23 corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the  
24 instrument.

25 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

26 \_\_\_\_\_  
Typed/Printed Name \_\_\_\_\_  
NOTARY PUBLIC  
In and for the State of Washington  
My appointment expires \_\_\_\_\_

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**EXHIBIT "A"**

**Legal Description:**

Lots 1 through 22, Goat Peak Ranch, Kittitas County, Washington, according to the plat thereof recorded July 15, 1976, under Kittitas County Auditor's No. 406182.

Lots 1 through 30, Goat Peak Ranch Division II, Kittitas County, Washington, according to the plat thereof recorded June 4, 1979, under Kittitas County Auditor's No. 433005.

Lots 1 through 30, Goat Peak Ranch Division III, Kittitas County, Washington, according to the plat thereof recorded June 18, 1979, under Kittitas County Auditor's No. 433434.

**Parcel Numbers:**
