

RETURN ADDRESS:

John A. Coe  
The Coe Law Firm, PLLC  
600 Stewart Street, Suite 620  
Seattle, WA 98101

CONFORMED COPY

**20160624001099**

COE LAW FIRM P AMDCN 77.00  
PAGE-001 OF 005  
06/24/2016 13:46

DOCUMENT TITLE:

Eleventh Amendment to Condominium  
Declaration for The Courtyard at Queen  
Anne Square, A Condominium and Second  
Amendment to the Bylaws of The Courtyard  
at Queen Anne Square Owners Association

REFERENCE NUMBERS:

20000601000783, 20010919001640,  
20030811001681, 20040510002258  
20050131000498 20050705001473,  
20061002001806, 20110729000458,  
20110804001080, 20150528001315,  
20160613000409

GRANTOR(S):

The Courtyard at Queen Anne Square  
Owners Association

GRANTEE(S):

The Courtyard at Queen Anne Square  
Owners Association

SHORT LEGAL DESCRIPTION:

The Residential Unit of Queen Anne  
Square, A Condominium Per Condominium  
Declaration Recorded Under King County  
Recording No. 19990930002421.

ASSESSOR'S PROPERTY TAX  
PARCEL/ACCOUNT NUMBERS:

1792530010  
through 1792530750 inclusive

DEPARTMENT OF ASSESSMENTS  
Examined and approved this 23rd day of June, 2016.

Print Name: John Wilson Russell Schendel  
King County Assessor DEPUTY ASSESSOR

**ELEVENTH AMENDMENT TO CONDOMINIUM DECLARATION FOR THE  
COURTYARD AT QUEEN ANNE SQUARE, A CONDOMINIUM AND  
SECOND AMENDMENT TO THE BYLAWS OF THE COURTYARD AT QUEEN  
ANNE SQUARE OWNERS ASSOCIATION**

Pursuant to (a) RCW 64.34 et seq. (b) the Washington Condominium Act, and (c) Sections 26.2.1 and 26.2.5 of the Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium, King County Recorder's Office file number 20000601000783 as amended ("Declaration"), and Article 8 of the Bylaws of The Courtyard at Queen Anne Square Owners Association ("Bylaws") and (i) the unanimous vote or consent of Owners (only the vote or consent of Owners holding at least 67% of the votes in The Courtyard at Queen Anne Square Owners Association ("Association") is required), and (ii) the consent of Eligible Mortgagees that have at least 51% of the votes of Units subject to Mortgages held by Eligible Mortgagees; the Declaration and Bylaws shall be amended as follows:

WHEREAS, the Declaration has previously been amended as follows:

- a. by Amendment No. 1 to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium, filed in the King County Recorder's Office, file number 20010919001640;
- b. by Second Amendment to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium, filed in the King County Recorder's Office, file number 2003081100168;
- c. by Amendment No. 3 to Condominium Declaration and Survey Map and Plans for The Courtyard at Queen Anne Square, A Condominium, filed in the King County Recorder's Office, file number 20040510002258;
- d. by Amendment No. 4 to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium, filed in the King County Recorder's Office, file number 20050131000498;
- e. by Amendment No. 5 to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium, filed in the King County Recorder's Office, file number 20050705001473;
- f. by Amendment No. 6 to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium, filed in the King County Recorder's Office, file number 20061002001806;
- g. by Seventh Amendment to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium, filed in the King County Recorder's Office, file number 20110729000458;
- h. by Eighth Amendment to Condominium Declaration for The Courtyard at Queen

Anne Square, A Condominium, filed in the King County Recorder's Office, file number 20110804001080;

i. by Amendment No. 9 to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium, filed in the King County Recorder's Office, file number 20150528001315;

j. by Tenth Amendment to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium and First Amendment to the Bylaws of The Courtyard at Queen Anne Square Owners Association, filed in the King County Recorder's Office, file number 20160613000409;

WHEREAS, the Bylaws have previously been amended by the Tenth Amendment to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium and First Amendment to the Bylaws of The Courtyard at Queen Anne Square Owners Association, filed in the King County Recorder's Office, file number 20160613000409;

WHEREAS, the Survey Map and Plans have been filed in the King County Recorder's Office, file number 20000601000782, Volume 164 of Condominiums, Pages 48 through 55, as amended by file numbers 20010919001639, Volume 177 of Condominiums, pages 45 through 51, and 20050131000498;

WHEREAS, at a meeting duly called and held on February 9, 2016, not less than a majority of the Board of Directors of the Association voted to submit this Eleventh Amendment to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium and Second Amendment to the Bylaws of The Courtyard at Queen Anne Square Owners Association ("Amendment") to the owners for their consideration and approval;

WHEREAS, pursuant to Section 26.2.1 of the Declaration, after proper notice to all Owners entitled to vote thereon duly given, the vote or consent of all Owners (even more than Owners holding at least 67% of the votes in the Association), have voted/agreed/consented to amend the Declaration and Bylaws as hereinafter set forth;

WHEREAS, pursuant to Section 26.2.1 and 26.2.5 of the Declaration, after proper notice to all Eligible Mortgagees entitled to vote thereon duly given, consent of Eligible Mortgagees that have at least 51% of the votes of Units subject to Mortgages held by Eligible Mortgagees have voted/agreed/consented to amend the Declaration and Bylaws as hereinafter set forth (such Eligible Mortgagee has responded with its approval thereof in writing, or such Eligible Mortgagee has failed to respond within thirty (30) days after it receives proper notice of the proposed amendment or action so long as the notice was delivered by certified or registered mail with return receipt requested);

NOW THEREFORE, BE IT RESOLVED: The President and Secretary of the Association certify the Declaration and Bylaws to have been amended and duly adopted as follows:

**I. Bylaws - Quorum. Section 2.6 of the Bylaws is hereby deleted in its entirety and the**

following new Section 2.6 is substituted in its place:

"Section 2.6 Quorum. The presence in person or by proxy of members of the Association or voting representatives holding twenty five percent (25% ) of the total voting power shall constitute a quorum for the transaction of business at any meeting of members of the Association."

II. Ratification. All previous amendments to the Declaration, including without limitation the Seventh Amendment to Condominium Declaration for The Courtyard at Queen Anne Square, A Condominium, filed in the King County Recorder's Office, file number 20110729000458, and all other amendments listed in the first recital above, are hereby unanimously approved, ratified and confirmed by Owners holding all of the votes in the Association.

III. If any provision of this Amendment, on its face or as applied to any person or circumstance, is or becomes unenforceable to any extent, the remainder of this Amendment and the application of that provision to other persons, circumstances, or extent, will not be impaired. Except as otherwise specifically indicated, all references to this Amendment include the Declaration and any subsequent amendments to the Declaration.

This Amendment shall become effective immediately upon the recording hereof. Except as amended by this instrument, the Declaration and Bylaws shall remain in full force and effect. The terms of this Amendment shall control over and implicitly amend any inconsistent provisions of the Declaration. Additionally, the terms of this Declaration Amendment shall control over any inconsistent provision of the Association's Bylaws or Articles of Incorporation.

In Witness whereof, the undersigned herein set their hands this 3 day of JUNE, 2016.

THE COURTYARD AT QUEEN ANNE SQUARE OWNERS ASSOCIATION

By: Kevin Marguardt  
Print Name: Kevin Marguardt  
Its: President

ATTEST AND CERTIFIED; Said Amendment has been properly adopted.

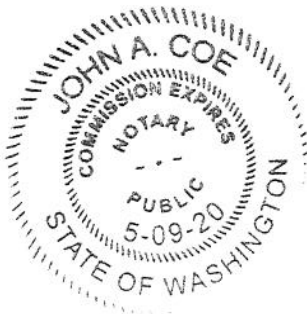
THE COURTYARD AT QUEEN ANNE SQUARE OWNERS ASSOCIATION

By: Robert Chang  
Print Name: ROBERT CHANG  
Its: Secretary

STATE OF WASHINGTON )  
 ) ss CORPORATE ACKNOWLEDGMENT  
COUNTY OF KING )

On this day personally appeared before me KELLY MARQUARDT to me known to be the individual who executed the within and foregoing instrument as duly appointed President for The Courtyard at Queen Anne Square Owners Association, and acknowledges that he/she signed the same as his/her free and voluntary act and deed and on oath stating that his/her powers authorizing the execution of this instrument have not been revoked.

GIVEN under my hand and official seal the 3 day of JUNE 2016.



John A. Coe  
SIGNATURE  
JOHN A. COE  
PRINTED NAME  
Notary Public in and for the State of Washington  
Residing at ISSAQUAH  
My Commission Expires: 5/9/20.

STATE OF WASHINGTON )  
 ) ss CORPORATE ACKNOWLEDGMENT  
COUNTY OF KING )

On this day personally appeared before me ROBERT CHANG to me known to be the individual who executed the within and foregoing instrument as duly appointed Secretary for The Courtyard at Queen Anne Square Owners Association, and acknowledges that he/she signed the same as his/her free and voluntary act and deed and on oath stating that his/her powers authorizing the execution of this instrument have not been revoked.

GIVEN under my hand and official seal the 3 day of JUNE 2016.



John A. Coe  
SIGNATURE  
JOHN A. COE  
PRINTED NAME  
Notary Public in and for the State of Washington  
Residing at ISSAQUAH WA  
My Commission Expires: 5/9/20.