

When recorded return to:
Amberleigh Homeowners' Association
16332 17th Ave. S.E.
Mill Creek WA 98012



201408180432 3 PGS
08/18/2014 11:43am \$74.00
SNOHOMISH COUNTY, WASHINGTON

DOCUMENT TITLE:	NOTICE
Reference No.	
Related Documents	N/A
GRANTOR:	AMBERLEIGH HOMEOWNERS' ASSOCIATION
GRANTEE:	THE PUBLIC
ABBREV. LEGAL DESCRIPTION:	LOTS 1 THRU 88 PLAT REC. #9503305004 VOL 58 PAGES 289-301
TAX PARCEL NOS.:	00841100000100 thru 00841100008800

NOTICE

To Prospective Buyers of Homes in Amberleigh
Subdivision, Mill Creek, Washington

Prospective buyers of homes in Amberleigh Subdivision ("Amberleigh"), should be aware that the Board of Directors of Amberleigh (the "Board") is authorized to issue Rules and Regulations pertaining to the subdivision, and to amend same from time to time as deemed necessary by the Board. The authorization for the Board to create Rules and Regulations can be found in the Bylaws of Amberleigh Homeowners' Association (paragraph 10.1 (i)) or in the Declaration of Covenants, Conditions and Restrictions of Amberleigh Homeowners' Association recorded March 30, 1995 as Instrument No. 9503300291 and as thereafter amended by recordation of Instrument Nos. 9607190027, 200907300006 and 201109010152 ("Amberleigh CC&Rs"). The legal description of Amberleigh is:

Lots 1 through 88, according to the plat recorded as Instrument No. 9503305004, Volume 58 of Plats, pages 289 - 301, records of Snohomish County, Washington.

The Rules and Regulations contain some restrictions that may not be found in the Amberleigh CC&Rs or in the Declaration of Covenants, Conditions and Restrictions of Mill Creek Community Association, including, but not limited to:

1. A restriction on outdoor decorations, such as birdbaths, fountains, bird feeders, sculptures, animal likenesses, wishing wells, elves, signs or other forms of "yard art" (except December holiday decorations).
2. Requirement for approval of landscaping changes by the Amberleigh Landscaping Committee.
3. Requirement for approval for improvements to the exterior of the home by the Amberleigh Architectural Control Committee.

The Board is authorized to enforce said Rules and Regulations. Penalties for non-compliance are set forth in the Rules and Regulations. Prospective buyers are encouraged to read both the Amberleigh CC&Rs and the Rules and Regulations prior to purchasing a home in Amberleigh.

