

After Recording Return to:
PIONEER PACIFIC, INC.
P.O. Box 1207
Puyallup, WA 98371

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
SHADOWOOD**

Grantor: (1) PIONEER PACIFIC, INC., a Washington State Corporation

Grantee: (1) SHADOWOOD

Legal Description (abbreviated): S 5, T 18 N, R 4 E

Assessor's Tax Parcel No041805- 4021 in Pierce County, Washington.

THIS DECLARATION is made this 3rd day of April, 2007, by
and between Pioneer Pacific, Inc., a Washington Corporation, Declarant.

I. BACKGROUND

1. Declarants are the owners of certain property in Pierce County, Washington, and particularly described as follows:

Lots 1 through 24 of the Plat of Shadowood, recorded under Pierce County Auditor's Recording No. 200705045013.

2. Declarants intend to create on that property a residential community known as Shadowood.
3. Declarants desire to preserve and enhance the property values, amenities, and opportunities in the above described residential community and to provide for health, safety, and welfare of residents, and to this end, desire

Declaration of Covenants,
Conditions and Restrictions

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