

to subject the property described above, together with such additions as may be made to the property to the covenants, restrictions, easements, charges, and liens set forth in this Declaration, each and all of which are for the benefit of the property and each owner.

4. Declarants have incorporated SHADOWOOD HOMEOWNER'S ASSOCIATION to provide a means for meeting the purposes and intents set forth in this Declaration.

II. DECLARATION

1. Declarants declare that the property as described above shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges and liens set forth in this Declaration, together with such other property as may be subsequently added in the future.
2. Further, Declarants delegate and assign to the SHADOWOOD HOMEOWNER'S ASSOCIATION the power of maintaining, administering disbursing the assessments and charges created in this Declaration, and promoting the health, safety, and welfare of the residents.

III. DEFINITIONS

1. "ACC" shall mean the Architectural Control Committee as described in this Association.
2. "Association" shall mean the SHADOWOOD HOMEOWNER'S ASSOCIATION, a Washington nonprofit corporation, its successors and assigns.
3. "Builder" shall mean any person or entity who purchases one or more lots directly from the Declarant and who is engaged in the business of building residences for purposes of resale and who shall commence construction of a residence upon a lot purchased directly from the Declarant set forth above.
4. "Board" of "Board of Directors" shall mean the Board of Directors of the Association.
5. "Common Areas" shall mean all of the real property and improvements which may be owned or leased or defined by the Association, all

Declaration of Covenants,
Conditions and Restrictions

2