

easements which are defined as common areas as more particularly set forth in this Declaration, or real property owned jointly by all lot owners or for the common use and enjoyment of the lot owners including but not limited to access roads and easements.

6. "Declarant" shall mean Pioneer Pacific, Inc. a Washington Corporation, its successors and assigns.
7. "Dwelling Unit" shall mean any portion of the building situated on the properties which portion is designated and intended for use as a residence by a single family.
8. "Federal Mortgage Agencies" shall mean those federal agencies which have an interest in any lot or lots, such as the Federal Housing Administration (FHA), the Veterans Administration (VA), the Federal National Mortgage Association (FNMA), the Federal Home Loan Mortgage Corporation, or their successors to their interest.
9. "First Mortgagee" shall mean a lender who holds the first mortgage or deed of trust on a lot and who has notified the Association in writing of these holdings.
10. "Lot" shall mean each of the 24 platted lots recorded under Pierce County Auditor's Recording No. 200705045063.
11. "Member" shall mean a member of the Homeowner's Association by virtue of lot ownership.
12. "Mortgage" shall include, except where stated to the contrary herein, a mortgage, deed of trust, real estate contract, or other security instrument.
13. "Owner" shall mean every person or entity, including Declarant, which is a record owner of the fee simple title to any lot, or if any lot is sold under real estate contract, the vendee or vendees under that contract; provided however, that the term "Owner" shall not include those having such interest merely as security for the performance of an obligation.
14. "Property" shall mean the real property described herein.

Declaration of Covenants,
Conditions and Restrictions

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