

When Recorded, Return to:

SUNCADIA RESORT LLC
770 Suncadia Trail
Cle Elum, WA 98922
ATTN: Marne' Schwartz



Kittitas County CDS

**SUPPLEMENTAL DECLARATION OF CONSOLIDATION AND
AGREEMENT REGARDING UNIT ASSESSMENTS
(TUMBLE CREEK)**

Grantors:	<u>(1) SUNCADIA RESORT LLC (2) JENKINS FAMILY TRUST</u>
Grantees:	<u>(1) SUNCADIA RESORT LLC (2) JENKINS FAMILY TRUST</u>
Legal Description: (abbreviated)	<u>LT 16-6 & 16-7 OF SUNCADIA-PHASE 3 DIV 15 AND 16 (TUMBLE CREEK), KITTITAS, WA</u>
<input checked="" type="checkbox"/> Additional on:	<u>EXHIBIT A</u>
Assessor's Tax Parcel Nos:	<u>961306 & 961307</u>
Reference Nos. of Documents Released or Assigned:	<u>N/A</u>
Real Estate Excise Tax:	<u>Does not apply – no consideration as defined WAC 458-61A-102(2)</u>

THIS SUPPLEMENTAL DECLARATION OF CONSOLIDATION AND AGREEMENT REGARDING UNIT ASSESSMENTS ("*Supplemental Declaration*"), dated for reference purposes May 7, 2026, is made by and between SUNCADIA RESORT LLC, a Delaware limited liability company ("*Declarant*"), and JENKINS FAMILY TRUST, ("*Owner*"), and is acknowledged by the SUNCADIA RESIDENTIAL OWNERS ASSOCIATION, a Washington nonprofit corporation, and the TUMBLE CREEK VILLAGE ASSOCIATION, a Washington nonprofit corporation.

RECITALS

A. Declarant is the developer of certain real property in Kittitas County, Washington, which Declarant is developing as a planned development known as "Suncadia." The portion of Suncadia referred to as the "*Residential Areas*" is being developed for residential purposes and is governed by that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Suncadia Residential Areas recorded under Kittitas County Recording No. 200407200037, as amended by Supplemental Declarations from time to time (as amended, the "*Declaration*"), which includes the Supplemental Declaration of Covenants, Conditions,

Restrictions and Easements for Tumble Creek Village at Suncadia, as amended from time to time (as amended, the "*Tumble Creek Supplemental Declaration*"). Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Declaration and the Tumble Creek Supplemental Declaration.

B. Owner owns the real property described in Exhibit A (the "*Subject Property*"), which is subject to the Declaration and the Tumble Creek Supplemental Declaration and consists of two Units.

C. The Owner of the Units comprising the Subject Property has requested that Declarant approve the consolidation of such Units into a single Unit pursuant to Sections 3.8 of the Declaration and the Tumble Creek Supplemental Declaration. Declarant has sole discretion to grant or deny such request.

D. Declarant has approved Owner's consolidation request, subject to the terms and conditions set forth in this Supplemental Declaration.

AGREEMENTS

NOW THEREFORE, in consideration of the covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. CONSOLIDATION. Pursuant to Sections 3.8 of the Declaration and the Tumble Creek Supplemental Declaration, Declarant hereby approves the consolidation of the Units into a single Unit, subject, however, to the conditions set forth herein.

2. CONDITIONS. Declarant's approval is expressly conditioned on the following:

2.1. Notwithstanding anything to the contrary set forth in Sections 3.8 or elsewhere in the Governing Documents, the Units shall be deemed one Unit for purposes of review by the Design Review Committee under Articles 8 of the Declaration and the Tumble Creek Supplemental Declaration.

2.2. For all other purposes under the Governing Documents, such Units shall perpetually continue to be treated as two separate Units, including, but not limited to, for purposes of allocation of voting rights and Assessment obligations by, under and pursuant to the Declaration and the Tumble Creek Supplemental Declaration.

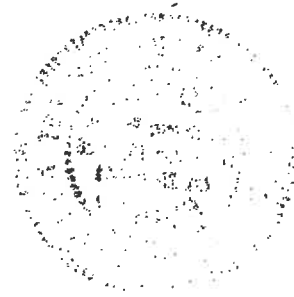
2.3. Following such consolidation, the original Units comprising the now-consolidated Unit may not be bought or sold separately from one another, and such consolidated Unit may not hereafter be partitioned, and such consolidation may not hereafter be revoked, except pursuant to the requirements of Sections 3.7 of the Declaration and the Tumble Creek Supplemental Declaration, and may not be bought or sold separately from one another.

3. ACKNOWLEDGMENT, AGREEMENT, AND WAIVER OF CLAIMS. Owner is executing this Supplemental Declaration to acknowledge Owner's agreement with the conditions of consolidation set forth in Section 2, which shall be deemed covenants running with the land, binding on Owner and Owner's successors-in-interest to any interest in the Subject Property. As specific inducement to Declarant's agreement to the Unit consolidation hereby effected, and knowing and intending that Declarant will be relying on this provision in doing so, Owner irrevocably waives and shall forever be estopped from asserting any claim, at law or in equity, related to the continued treatment of such consolidated Unit as two Units for purposes of allocating voting rights and Assessments under the Declaration.

4. BINDING EFFECT. The Subject Property shall be owned, sold, conveyed, leased, encumbered, occupied, improved, and used subject to this Supplemental Declaration, which shall run with the Subject Property and shall be binding upon all parties having or acquiring any right, title, or interest in the Subject Property, or any part thereof, and shall inure to the benefit of each Owner thereof and their respective successors and assigns.

5. EFFECTIVE DATE. This Supplemental Declaration shall take effect upon recording.

[Signatures on following pages.]




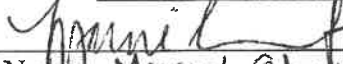
EXECUTED as of the day and year first above written.

DECLARANT:

SUNCADIA RESORT LLC,
a Delaware limited liability company

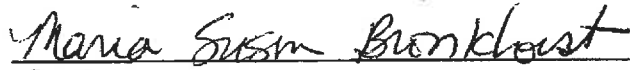
By: LCIF Suncadia LLC,
a Delaware limited liability company
Its Managing Member

By 
 Name: Mark Thorne
 Its: Senior Vice President

By 
 Name: Marne' Schwartz
 Its: Vice President

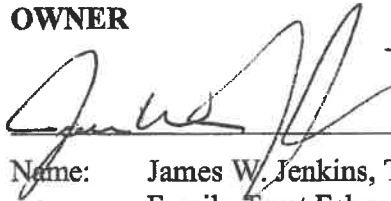
STATE OF WASHINGTON }
COUNTY OF KITTITAS } ss.

This record was acknowledged before me on June 1, 2026 by Mark Thorne and Marne' Schwartz as the Senior Vice President and Vice President, respectively, of LCIF Suncadia LLC, a Delaware limited liability company and Managing Member of Suncadia Resort LLC, a Delaware limited liability company.

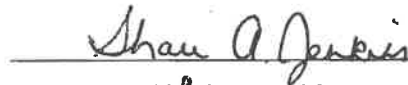

Signature
NOTARY PUBLIC in and for the State of Washington
My Commission Expires December 18, 2028



OWNER



Name: James W. Jenkins, Trustee of the Jenkins Family Trust February 28, 2023

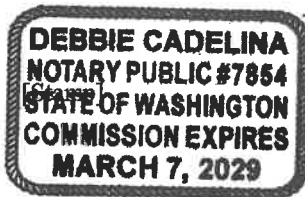
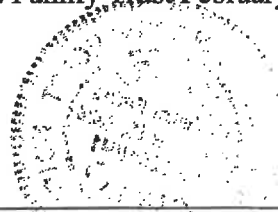


Name: Shari A. Jenkins, Trustee of the Jenkins Family Trust February 28, 2023

STATE OF WASHINGTON }
COUNTY OF Snohomish } ss.


This record was acknowledged before me on May 11th, 2020 by James W. Jenkins and Shari A. Jenkins, Trustees of the Jenkins Family Trust February 28, 2023






Signature
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-7-2029

**SUNCADIA RESIDENTIAL OWNERS
ASSOCIATION, a Washington nonprofit
corporation**

By 
Name: Mark Thorne
Its: President

STATE OF WASHINGTON }
COUNTY OF KITTITAS } ss.

This record was acknowledged before me on June 1, 2026 by
Mark Thorne as the President of SUNCADIA RESIDENTIAL OWNERS
ASSOCIATION, a Washington nonprofit corporation.


Signature
NOTARY PUBLIC in and for the State of Washington
My Commission Expires December 18, 2028



TUMBLE CREEK VILLAGE ASSOCIATION,
a Washington nonprofit corporation

By 
Name: Mark Throne
Its: President

STATE OF WASHINGTON }
COUNTY OF KITTITAS } ss.

This record was acknowledged before me on June 1, 2026 by Mark Thorne as the President of TUMBLE CREEK VILLAGE ASSOCIATION, a Washington nonprofit corporation.





Signature
NOTARY PUBLIC in and for the State of Washington
My Commission Expires December 18, 2028

EXHIBIT A

**PROPERTY SUBJECT
TO
SUPPLEMENTAL DECLARATION**

The Subject Property referenced in the foregoing Supplemental Declaration is legally described as follows:

LOTS 16-6 AND 16-7, OF SUNCADIA-PHASE 3 DIVISIONS 15 AND 16 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 59 THROUGH 79, RECORDS OF SAID COUNTY.

