

When Recorded, Return to:

SUNCADIA RESORT LLC
770 Suncadia Trail
Cle Elum, WA 98922
ATTN: VP - Finance



SUPPLEMENTAL DECLARATION OF CONSOLIDATION AND AGREEMENT REGARDING UNIT ASSESSMENTS

Grantors:	<u>(1) SUNCADIA RESORT LLC</u>	<u>(2) ERIC & LESLIE HOLMQUIST</u>
Grantees:	<u>(1) SUNCADIA RESORT LLC</u>	<u>(2) ERIC & LESLIE HOLMQUIST</u>
Legal Description: (abbreviated)	<u>LOTS 34 & 35, SUNCADIA - PHASE 2 DIVISION 7 BLOCK 2, VOL 14, PP 62-71, KITTITAS CO, WA</u>	
<input checked="" type="checkbox"/> Additional on:	<u>EXHIBIT A</u>	
Assessor's Tax Parcel Nos:	<u>963321; 963322</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 28, 2025, is made by and between SUNCADIA RESORT LLC, a Delaware limited liability company ("**Declarant**"), and ERIC & LESLIE HOLMQUIST ("**Owner**"), and is acknowledged by the SUNCADIA RESIDENTIAL OWNERS 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**"). Capitalized terms used by not defined herein shall have the meanings ascribed to them in the Declaration.

B. Owner owns the real property described in Exhibit A (the “*Subject Property*”), which is subject to the 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 Section 3.8 of the 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 Section 3.8 of the 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 Section 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 Article 8 of the 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.

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 Section 3.7 of the 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.]

OWNER



Eric Holmquist
Name: ERIC HOLMQUIST

Leslie Holmquist
Name: LESLIE HOLMQUIST

STATE OF WASHINGTON }
COUNTY OF Kittitas } ss.

This record was acknowledged before me on July 21, 2025 by
Eric Holmquist and Leslie Holmquist

Maria Susan Bronkhorst

Signature

NOTARY PUBLIC in and for the State of Washington

My Commission Expires Dec. 18, 2028

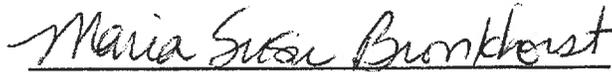


**SUNCADIA RESIDENTIAL OWNERS
ASSOCIATION, a Washington nonprofit
corporation**

By 
Name: Noni Hughes
Its: President

STATE OF WASHINGTON }
COUNTY OF KITTITAS } ss.

This record was acknowledged before me on July 21, 2025 by Noni Hughes 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



EXHIBIT A
PROPERTY SUBJECT
TO
SUPPLEMENTAL DECLARATION

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

Lots 34 & 35, of SUNCADIA – PHASE 2 DIVISION 7 BLOCK 2, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 14 of Plats, Pages 62 through 71, records of said County.