

PIONEER RIDGE HOMEOWNERS ASSOCIATION

RESOLUTION NO. 92-01

WHEREAS, King County Building and Land Development Division Public Rules 14-28-060, 14-28-070, and 14-28-080 (effective February 19, 1990) require a designated responsible party for all irrigation and lighting systems installed in County rights-of-way on the basis of an extended right-of-way permit; and

WHEREAS, Pioneer Properties, Inc., as developer of Pioneer Ridge and declarant in the Declaration of Covenants, Conditions, and Restrictions for Pioneer Ridge Homeowners Association, recorded as document number 9210201444, Records of King County, on \_\_\_\_\_, has in fact installed irrigation and lighting systems in County rights-of-way within the boundaries of Pioneer Ridge legally described in Exhibit A of this recorded document and will install additional systems during the development phase of Pioneer Ridge; and

WHEREAS, Article 5.2 of the above document specifically provides for transfer, in phases, of ownership and responsibility for maintenance of such systems and other common areas to the Pioneer Ridge Homeowners Association, a non-profit corporation incorporated in the State of Washington on January 14, 1992, under Revised Code of Washington Chapter 24.03;

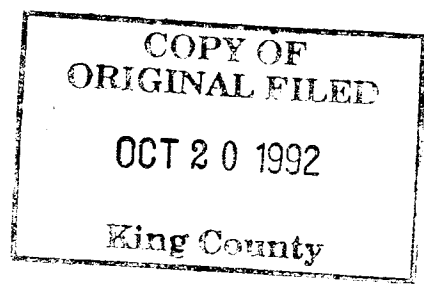
NOW, THEREFORE, BE IT RESOLVED, that Pioneer Ridge Homeowners Association accepts responsibility for operation, maintenance, and repair of irrigation and lighting systems in County rights-of-way within the legal boundaries of Pioneer Ridge commencing with transfer of ownership of such systems to the Association in conformance with Article 5.2 of the above Covenants, and that the Association further relieves and holds harmless King County of any liability associated with the improvements. The Association further acknowledges and resolves to comply with King County Building and Land Development Division Public Rules 14-28-080 and 14-28-090 regarding dissolution of the Association and modification or relocation of the improvements.

RESOLVED this 19<sup>th</sup> day of October, 1992, by the Pioneer Ridge Homeowners Association Board of Directors.

Nik J. Halladay  
Nik J. Halladay

Ralph V. Schapler  
Ralph V. Schapler

Kim K. Sharpe  
Kim K. Sharpe



921020-1445 11:28:00 AM KING COUNTY RECORDS 002 JI 8-00

## **EXHIBIT A**

The Plat of Pioneer Ridge, an addition to King County, Washington, as recorded in Volume 159 of Plats, pages 83 through 89, records of King County, as described in instrument recorded under Auditors File No. 9202040247, which consists of Lot 1 through 109.