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 AUDITOR, Pierce County, WASHINGTON

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 Mercer Island, WA 98040

**FOURTH SUPPLEMENTAL DECLARATION FOR  
 UPLANDS SOUTH HILL, A PLANNED DEVELOPMENT DISTRICT  
 ADDING PHASE 1D**

Grantor/Declarant: UPLANDS 320-U.L.C., a Washington limited liability company  
 Grantee: UPLANDS SOUTH HILL, A PLANNED DEVELOPMENT DISTRICT  
 Abbreviated Legal: LOT 2, RECORD OF SURVEY FOR SEGREGATION, REC. NO. 202409065002;  
 TRACT CC UPLANDS PDD, PHASE 1, REC. NO. 202303095003  
 Tax Parcel No.: 602573-0-032; 602573-0-040  
 Official legal description: Schedule A-1  
 Reference # (if applicable): Map, Pierce County Recording No. 202509195004

THE COMMUNITY AMENDED BY THIS FOURTH SUPPLEMENTAL DECLARATION IS A PLAT  
 COMMUNITY SUBJECT TO THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT,  
 CHAPTER 64.90 RCW.

**FOURTH SUPPLEMENTAL DECLARATION FOR  
UPLANDS SOUTH HILL, A PLANNED DEVELOPMENT DISTRICT  
ADDING PHASE 1D**

*Sept.* This Fourth Supplemental Declaration (this "Supplemental Declaration"), dated for reference purposes 19 Sept., 2025, amends that certain Declaration of Covenants, Conditions, and Restrictions for Uplands South Hill, a Planned Development District, recorded in Pierce County under Recording Number 202303090141, as amended by the First Supplemental Declaration dated February 27, 2024 and recorded in Pierce County under Recording Number 202404170192, the Second Supplemental Declaration dated July 2, 2024 and recorded in Pierce County under Recording Number 202407030154 and the Third Supplemental Declaration dated May 9, 2025 and recorded in Pierce County under Recording Number \_\_\_\_\_ (collectively, the "Declaration"). The Map for the Community is recorded in Pierce County under Recording Number 202303095003, as amended by the Map for Phase 1A recorded in Pierce County under Recording Number 202404175001, the Map for Phase 1C recorded in Pierce County under Recording Number 202407035001 and the Map for Phase 1B recorded in Pierce County under Recording Number \*\* (collectively, the "Map"). The undersigned Declarant is executing this Supplemental Declaration pursuant to the rights reserved to it in Section 9.1 of the Declaration and as authorized by RCW 64.90.250 to add the Units identified herein within Phase 1D. The Units are shown on the Supplemental Map for Phase 1D being recorded together with this Supplemental Declaration in Pierce County under Recording Number 202509190386 (the "Supplemental Map – Phase 1D"). Capitalized terms used and not defined herein are defined in the Declaration. References to the Declaration mean the Declaration as amended by this Supplemental Declaration and all future supplemental declarations unless the context indicates otherwise.

NOW, THEREFORE, Declarant hereby publishes the following Amendment:

1. Additional Units. Declarant hereby declares and establishes forty-one (41) Units in Phase 1D. The Master Community now has 256 Units with the 68 Units previously added in Phase 1A, the 87 Units previously added in Phase 1C, the 60 Units added in Phase 1B, and the 41 Units added in this Phase 1D. The land in the Master Community containing Units, including Phase 1D added by this Supplemental Declaration, is described on attached Exhibit A. The remaining land within the Master Community subject to the development right to add Units is described on attached Exhibit B. The designation, area, and Allocated Interest for each Unit in the Master Community, including those Units added by this Supplemental Declaration, are shown on attached Exhibit D. Declarant amends Section 2.2 of the Declaration to allow some of the Allocated Interests to be rounded up or down by .001 to cause the total Allocated Interests to equal 100.000.

2. Number of Directors and Classes. Units in Phase 1A, Phase 1C, Phase 1B, and this new Phase 1D comprise a single class of Detached Homes. The Board of Directors has three (3) directors. Declarant anticipates creating a second class for Townhomes and expanding the Board of Directors to allow for additional directors to be elected by the owner(s) of the Townhomes by class voting. Declarant will confirm these decisions when recording a Supplemental Declaration to add Townhomes to the Master Community.

3. Amendment to the Map. The Supplemental Map for Phase 1D shows the matters required by RCW 64.90.245 for the 41 Units in Phase 1D.

4. Common Elements and Areas of Common Responsibility. The Supplemental Map for Phase 1D identifies the following Tracts:

- |   |  |
|---|--|
| A | Private Alley  |
| B | Open Space   |
| C | Open Space   |
| D | Open Space   |
| E | Future Wedge Park Development, Private Stormwater and Open Space |

Each of the Tracts are Common Elements and Areas of Common Responsibility. Areas of Common Responsibility in Phase 1D also include the right-of-way streetscape along public roads, mailbox stands and kiosks, entry monuments, fencing in the wetland buffers and open space, and walls in the open space.

5. Clarification of the Master Plan. Declarant's master development plan currently anticipates adding an additional 458 lots for Detached Homes in eight subsequent phases (for a total of 714 Detached Homes), and 312 lots for Townhomes in three subsequent phases. Declarant intends to have all Detached Homes comprise one class, and all Townhomes comprise a separate class. Declarant will expand the Board when Townhomes are added to the Master Community to allow for one or more directors to be appointed by the owner(s) of the Townhome lots.

6. Miscellaneous. The Declaration shall remain in full force and effect according to its terms as amended by this Supplemental Declaration. This Supplemental Declaration shall be effective upon recording.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration as of the date first above written.

UPLANDS 320 L.L.C., a Washington limited liability company

By: Investco L.L.C., a Washington limited liability company

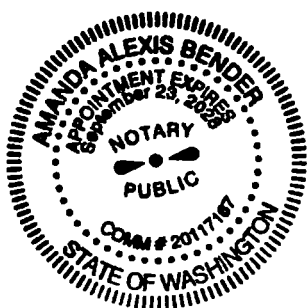
By: [Signature]  
Justin Geisenhoff, Vice President, Portfolio Manager

STATE OF WASHINGTON )

COUNTY OF KING )

ss.

This record was acknowledged before me on SEPTEMBER 17<sup>TH</sup>, 2025 by Justin Geisenhoff, as the Vice President and Portfolio Manager of Investco L.L.C., as Manager of Uplands 320 L.L.C., a Washington limited liability company.



[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at SEATTLE

My Appointment expires: 9/23/2028

For reference only, not for re-sale.

EXHIBIT A  
LAND CONTAINING UNITS

PHASE 1A:

TRACT 1A, UPLANDS PDD PHASE 1, RECORDED UNDER RECORDING NUMBER 202303095003, RECORDS OF PIERCE COUNTY, WASHINGTON.

PHASE 1C:

TRACT K, UPLANDS PDD PHASE 1A, RECORDED UNDER RECORDING NUMBER 202404175001, RECORDS OF PIERCE COUNTY, WASHINGTON.

PHASE 1B:

LOT 3, RECORD OF SURVEY FOR SEGREGATION, ACCORDING TO THE PLAT RECORDED SEPTEMBER 6, 2024 UNDER RECORDING NUMBER 202409065002, RECORDS OF PIERCE COUNTY, WASHINGTON;

TRACT DD OF UPLANDS PDD PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2023 UNDER RECORDING NUMBER 202303095003, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PHASE 1D:

LOT 2, RECORD OF SURVEY FOR SEGREGATION, ACCORDING TO THE PLAT RECORDED SEPTEMBER 6, 2024 UNDER RECORDING NUMBER 202409065002, RECORDS OF PIERCE COUNTY, WASHINGTON;

TRACT CC OF UPLANDS PDD PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2023 UNDER RECORDING NUMBER 202303095003, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

For reference only, not for re-sale.

EXHIBIT B  
LAND SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS

LOTS 1, AND 4 THROUGH 7, RECORD OF SURVEY FOR SEGREGATION, ACCORDING TO THE PLAT RECORDED SEPTEMBER 6, 2024 UNDER RECORDING NUMBER 202405085002, RECORDS OF PIERCE COUNTY, WASHINGTON;

AND TRACT BB; UPLANDS PDD PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2023 UNDER RECORDING NUMBER 202303095003, RECORDS OF PIERCE COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

For reference only, not for re-sale.

EXHIBIT D  
UNIT DATA – PHASES 1A, 1C, 1B AND 1D

PHASE	UNIT	AREA	ALLOCATED INTEREST
1A	1	8158	0.391
1A	2	6561	0.391
1A	3	7553	0.391
1A	4	6353	0.391
1A	5	7548	0.391
1A	6	7085	0.391
1A	7	8158	0.391
1A	8	6899	0.391
1A	9	6522	0.391
1A	10	9498	0.391
1A	11	7769	0.391
1A	12	6956	0.391
1A	13	5852	0.391
1A	14	6474	0.391
1A	15	5775	0.391
1A	16	5749	0.391
1A	17	6614	0.391
1A	18	8466	0.391
1A	19	5871	0.391
1A	20	5779	0.391
1A	21	5427	0.391
1A	22	7042	0.391
1A	23	6152	0.391
1A	24	6800	0.391
1A	25	6197	0.391
1A	26	7073	0.391
1A	27	7152	0.391
1A	28	6052	0.391
1A	29	6097	0.391
1A	30	5177	0.391
1A	31	5425	0.391
1A	32	4566	0.391
1A	33	4554	0.391
1A	34	4553	0.391
1A	35	7455	0.391
1A	36	6321	0.391
1A	37	5902	0.391
1A	38	9871	0.391
1A	39	5500	0.391
1A	40	5500	0.391
1A	41	5451	0.391
1A	42	4746	0.391
1A	43	4747	0.391
1A	44	4761	0.391
1A	45	4866	0.391
1A	46	4883	0.391

For reference only, not for re-sale.

PHASE	UNIT	AREA	ALLOCATED INTEREST
1A	47	4825	0.391
1A	48	5490	0.391
1A	49	5533	0.391
1A	50	5400	0.391
1A	51	5400	0.391
1A	52	5400	0.391
1A	53	5309	0.391
1A	54	5300	0.391
1A	55	5897	0.391
1A	56	6049	0.391
1A	57	5300	0.391
1A	58	5341	0.391
1A	59	5605	0.391
1A	60	7946	0.391
1A	61	9210	0.391
1A	62	5884	0.391
1A	63	6214	0.391
1A	64	5965	0.391
1A	65	5647	0.391
1A	66	5030	0.391
1A	67	6130	0.391
1A	68	9309	0.391
1C	1	6625	0.391
1C	2	5338	0.391
1C	3	6626	0.391
1C	4	6013	0.391
1C	5	4862	0.391
1C	6	4955	0.391
1C	7	4800	0.391
1C	8	4800	0.391
1C	9	4824	0.391
1C	10	5661	0.391
1C	11	5760	0.391
1C	12	5429	0.391
1C	13	7748	0.391
1C	14	6371	0.391
1C	15	4683	0.391
1C	16	4667	0.391
1C	17	5824	0.391
1C	18	7106	0.391
1C	19	4725	0.391
1C	20	5530	0.391
1C	21	5765	0.391
1C	22	5967	0.391
1C	23	6661	0.391
1C	24	5299	0.391
1C	25	4787	0.391
1C	26	5086	0.391
1C	27	5090	0.391

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PHASE	UNIT	AREA	ALLOCATED INTEREST
1C	28	5095	0.391
1C	29	5099	0.391
1C	30	5104	0.391
1C	31	5108	0.391
1C	32	6118	0.391
1C	33	4200	0.391
1C	34	4200	0.391
1C	35	4200	0.391
1C	36	4200	0.391
1C	37	4200	0.391
1C	38	4200	0.391
1C	39	4200	0.391
1C	40	4200	0.391
1C	41	4334	0.391
1C	42	4047	0.391
1C	43	3911	0.391
1C	44	4040	0.391
1C	45	4040	0.391
1C	46	4040	0.391
1C	47	4040	0.391
1C	48	4040	0.391
1C	49	4040	0.391
1C	50	3978	0.391
1C	51	4040	0.391
1C	52	4040	0.391
1C	53	4040	0.391
1C	54	4253	0.391
1C	55	5710	0.391
1C	56	4626	0.391
1C	57	4622	0.391
1C	58	4622	0.391
1C	59	4622	0.391
1C	60	6567	0.391
1C	61	6650	0.391
1C	62	4725	0.391
1C	63	4725	0.391
1C	64	4725	0.391
1C	65	4725	0.391
1C	66	5720	0.391
1C	67	5546	0.391
1C	68	4200	0.391
1C	69	4200	0.391
1C	70	4200	0.391
1C	71	4200	0.391
1C	72	4200	0.391
1C	73	4200	0.391
1C	74	4200	0.391
1C	75	4200	0.391
1C	76	5026	0.391

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PHASE	UNIT	AREA	ALLOCATED INTEREST
1C	77	4200	0.391
1C	78	4200	0.391
1C	79	4200	0.391
1C	80	4200	0.391
1C	81	4200	0.391
1C	82	4200	0.391
1C	83	4200	0.391
1C	84	4200	0.391
1C	85	5519	0.391
1C	86	5797	0.391
1C	87	4969	0.391
1B	1	5775	0.391
1B	2	6323	0.391
1B	3	6649	0.391
1B	4	4745	0.391
1B	5	4997	0.391
1B	6	5579	0.390
1B	7	4549	0.390
1B	8	6697	0.390
1B	9	6279	0.390
1B	10	5673	0.390
1B	11	7106	0.390
1B	12	5775	0.390
1B	13	5775	0.390
1B	14	5775	0.390
1B	15	5775	0.390
1B	16	5775	0.390
1B	17	4715	0.390
1B	18	9555	0.390
1B	19	9262	0.390
1B	20	6786	0.390
1B	21	5775	0.390
1B	22	4708	0.390
1B	23	4260	0.390
1B	24	4693	0.390
1B	25	5775	0.390
1B	26	4725	0.390
1B	27	4725	0.390
1B	28	4725	0.390
1B	29	5775	0.390
1B	30	5777	0.390
1B	31	5884	0.390
1B	32	6192	0.390
1B	33	5321	0.390
1B	34	5293	0.390
1B	35	7315	0.390
1B	36	7541	0.390
1B	37	7541	0.390
1B	38	10228	0.390

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PHASE	UNIT	AREA	ALLOCATED INTEREST
1B	39	5390	0.390
1B	40	4773	0.390
1B	41	8014	0.390
1B	42	6366	0.390
1B	43	7298	0.390
1B	44	8272	0.390
1B	45	6820	0.390
1B	46	7294	0.390
1B	47	6824	0.390
1B	48	7474	0.390
1B	49	5318	0.390
1B	50	4182	0.390
1B	51	4500	0.390
1B	52	8364	0.390
1B	53	5798	0.390
1B	54	5405	0.390
1B	55	4898	0.390
1B	56	4728	0.390
1B	57	4725	0.390
1B	58	5775	0.390
1B	59	5775	0.390
1B	60	6463	0.390
1D	1	5414	0.390
1D	2	5500	0.390
1D	3	5500	0.390
1D	4	4500	0.390
1D	5	4500	0.390
1D	6	4500	0.390
1D	7	5489	0.390
1D	8	4384	0.390
1D	9	4400	0.390
1D	10	3850	0.390
1D	11	3850	0.390
1D	12	3850	0.390
1D	13	3850	0.390
1D	14	4400	0.390
1D	15	3850	0.390
1D	16	3850	0.390
1D	17	3850	0.390
1D	18	4400	0.390
1D	19	4380	0.390
1D	20	4674	0.390
1D	21	5869	0.390
1D	22	3563	0.390
1D	23	3675	0.390
1D	24	3675	0.390
1D	25	3675	0.390
1D	26	3675	0.390
1D	27	3675	0.390

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PHASE	UNIT	AREA	ALLOCATED INTEREST
1D	28	3675	0.390
1D	29	3675	0.390
1D	30	6173	0.390
1D	31	6701	0.390
1D	32	4725	0.390
1D	33	4725	0.390
1D	34	5775	0.390
1D	35	4725	0.390
1D	36	4725	0.390
1D	37	4725	0.390
1D	38	5775	0.390
1D	39	6489	0.390
1D	40	4937	0.390
1D	41	4725	0.390
Totals	256	1,400,821	100.000%

The Allocated Interests are determined by the formula stated in Section 2.2 of the Declaration as amended hereby and will change when Declarant adds more Units to the Master Community. All Units in the Master Community have a Unit weight of 1 and therefore have an equal allocation of undivided interest in the Common Elements, liability for Common Expenses, and votes. When Declarant adds Units with a different Unit weight, the above table will be expanded to show those Unit weights and the different allocation of votes, ownership of the Common Elements, and liability for Common Expenses for those Units.

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