When Recorded Return To:

Peter J. Eglick
Eglick & Whited PLLC
1000 Second Avenue, Suite 3130
Seattle, Washington 98104

20241204000218
NOTICE Rec: $309.50
12/4/2024 10:06 AM
KING COUNTY, WA

NOTICE OF DETERMINATION OF INVALIDITY

Grantor:	Somerset Community Association
Grantee:	The Plat of Somerset No. 8
Abbreviated Legal Description:	Plat of Somerset No. 8, per Plat recorded in Vol. 69 of Plats, Pgs. 98, 99 and 100, King County. Declaration recorded under King County Recording No. 5499481.
Tax Parcel or Account No.:	785580 (Master Tax Parcel Number); 785580-0010 through and inclusive of 785580-0750; 785580-0751; 785580-0770 through and inclusive of 785580-1760; 785580-1761; 785580-1762; 785580-1763.
Reference # (if applicable):	5499481, 20011203002541, 20240910000515, 20240920000667, 20241017000574

On September 10, 2024, Charles Bofferding, a resident of Somerset Division 8, recorded the following invalid amendments under recording number 20240910000515:

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SOMERSET NO. 8

Grantor:	OWNERS OF LOTS IN SUMERSET NO. 8
Grantee:	THE PLAT OF SOMERSET NO. 9
Abbreviated Legal Description:	Plat of Somerset No. 8, per Plat recorded in Vol. 69 of Plats, Pgs. 98, 99 and 100, King County. Declaration recorded under King County Recording No. 5499481.
Tax Parcel or Account No.:	7855580 (Master Tax Parcel Number); 785580-0010 through and inclusive of 785580-0750; 785580-0751; 785580-0770 through and inclusive of 785580-1760; 785580-1761; 785580-1762; 785580-1763.
Reference # (if applicable):	5499481, 20011203002541, 20141201003841

On September 20, 2024, Charles Bofferding recorded the following invalid amendments under recording number 20240920000667:

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SOMERSET NO. 8
(Re-recorded to Correct Scrivener's Error In Grantee's Name)

Unofficial Copy

Grantor:	OWNERS OF LOTS IN SUMERSET NO. 8
Grantee:	THE PLAT OF SOMERSET NO 8
Abbreviated Legal Description:	Plat of Somerset No. 8, per Plat recorded in Vol. 69 of Plats, Pgs. 98, 99 and 100, King County. Declaration recorded under King County Recording No. 5499481.
Tax Parcel or Account No.:	7855580 (Master Tax Parcel Number); 785580-0010 through and inclusive of 785580-0750; 785580-0751; 785580-0770 through and inclusive of 785580-1760; 785580-1761; 785580-1762; 785580-1763.
Reference # (if applicable):	5499481, 20011203002541, 20141201003841, 20240910000515

On October 17, 2024, Charles Bofferding recorded the following invalid amendments under recording number 20241017000574:

THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SOMERSET NO. 8
(Re-recorded to Correct Scrivener's Error Amendment Language)

Official Copy

Grantor:	OWNERS OF LOTS IN SUMERSET NO. 8
Grantee:	THE PLAT OF SOMERSET NO. 8
Abbreviated Legal Description:	Plat of Somerset No. 8, per Plat recorded in Vol. 69 of Plats, Pgs. 98, 99 and 100, King County. Declaration recorded under King County Recording No. 5499481.
Tax Parcel or Account No.:	7855580 (Master Tax Parcel Number); 785580-0010 through and inclusive of 785580-0750; 785580-0751; 785580-0770 through and inclusive of 785580-1760; 785580-1761; 785580-1762; 785580-1763.
Reference # (if applicable):	5499481, 20011203002541, 20141201003841, 20240910000515, 20240920000667

Somerset Community Association (SCA), through its Covenant Review Committee (CRC), is responsible for interpreting and applying covenants in the Somerset community, including those for Somerset Division 8. This Notice of Invalidity is to clarify that, due to material errors, discrepancies and fundamental flaws and upon legal advice, SCA has determined that the purported Third Amendment versions recorded by Charles Bofferding on September 10, 2024, September 20, 2024, and October 17, 2024 under Recording Numbers 20240910000515, 20240920000667, and 20241017000574 are invalid. These discrepancies and defects are summarized in October 7, 2024 and November 18, 2024 SCA letters to the community. The purported Third Amendment versions will therefore not be implemented or applied by Somerset CRC or accepted by the SCA.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

Dated this 19 day of November, 2024

SOMERSET COMMUNITY ASSOCIATION

By: _____
Print Name: Leena Porwal
Its: President of Somerset Community Association

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Leena Porwal is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that he/she was authorized to execute the instrument at the November 14, 2024 SCA Board of Directors meeting and acknowledged it as the President of the Somerset Community Association and as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/19/2024

_____
[Print Name]: Ryan Kopp
NOTARY PUBLIC for the State of Washington
Residing at 12819 38th St. Bellevue, WA. 98006
My appointment expires: 02-01-2027

RYAN KOPP
NOTARY PUBLIC #23005345
STATE OF WASHINGTON
MY COMMISSION EXPIRES
02-01-27

Dated this 19 day of November, 2024

SOMERSET COMMUNITY ASSOCIATION

By: _____
Print Name: Jian Hu (Jeff)
Its: Vice President of Somerset Community Association

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jian (Jeff) Hu is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that he/she was authorized to execute the instrument at the November 14, 2024 SCA Board of Directors meeting and acknowledged it as the Vice President of the Somerset Community Association and as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/19/2024

_____
[Print Name]: Ryan Kopp
NOTARY PUBLIC for the State of Washington
Residing at 12819 38th St. Bellevue WA. 98006
My appointment expires: 02-01-2027

RYAN KOPP
NOTARY PUBLIC #23005345
STATE OF WASHINGTON
MY COMMISSION EXPIRES
02-01-27

Dated this 19 day of NOVEMBER, 2024

SOMERSET COMMUNITY ASSOCIATION

By: _____
Print Name: KRISTEN IVERSEN
Its: Secretary of Somerset Community Association

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Kristen Iversen is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that he/she was authorized to execute the instrument at the November 14, 2024 SCA Board of Directors meeting and acknowledged it as the Secretary of the Somerset Community Association and as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/19/2024

_____
[Print Name]: Ryan KOPP
NOTARY PUBLIC for the State of Washington
Residing at 12819 38th St. Bellevue, WA- 98006
My appointment expires: 02-01-2027

RYAN KOPP
NOTARY PUBLIC #23005345
STATE OF WASHINGTON
MY COMMISSION EXPIRES
02-01-27

Dated this 19 day of November, 2024

SOMERSET COMMUNITY ASSOCIATION

By: Marie Vieth
Print Name: MARIE VIETH
Its: Treasurer of Somerset Community Association

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Marie Vieth is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that he/she was authorized to execute the instrument at the November 14, 2024 SCA Board of Directors meeting and acknowledged it as the Treasurer of the Somerset Community Association and as the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/19/2024

[Print Name]: Ryan Kopp
NOTARY PUBLIC for the State of Washington
Residing at 12819 38th St. Bellevue WA. 98006
My appointment expires: 02-01-2027

RYAN KOPP
NOTARY PUBLIC #23005345
STATE OF WASHINGTON
MY COMMISSION EXPIRES
02-01-27