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and 34081.0215 through 34081.0219

**THIRD ADDENDUM TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS**

m-35148

COURTESY RECORDING

THE PINES

SPOKANE COUNTY, WASHINGTON

This Third Addendum is adopted and shall be deemed effective January 1, 2002, and pertains to that certain Declaration of Covenants, Conditions, and Restrictions recorded June 1, 1984, as Instrument No. 8406010272, as previously modified by an Addendum recorded June 5, 1984, as Instrument No. 8406050176, and a Second Addendum recorded December 12, 1985, as Instrument No. 85121220140, Records of Spokane County, Washington (all collectively referred to as the "Declaration"), which Declaration governs that certain residential subdivision project located in Spokane County, Washington, known as "The Pines" (the "Subdivision").

The Subdivision includes the following described property:

The Northeast Quarter of the Northeast Quarter of Section 8,
Township 24 North, Range 43 East, W.M., lying easterly of Hatch
Road; EXCEPT the North 400 feet thereof, in Spokane County,
Washington.

Pursuant to the provisions of Paragraph 13.3 of the Declaration, the Owners of at least ninety percent (90%) of the Building Sites within the Subdivision have agreed, to amend the Declaration in the following particulars (with the signatures of the Owners of 90% of the Building Sites being attached hereto on separate pages):

1. In that all Building Sites in the Subdivision have been sold and conveyed by the original Declarant, and in that some of the Owners hold title to adjacent Building Sites, which have effectively been utilized as consolidated Building Sites, the undersigned Owners have determined that the Owners of such adjacent Building Sites should be able to treat the two adjacent Building Sites as a single Building Site, for all purposes (e.g., assessments and voting rights). Accordingly, the definition of "Building Site" in Paragraph 1.5 of the Declaration shall be amended to read as follows:

"1.5 "Building Site" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Subdivision with the exception of the Common Area; provided, however, that where two or more adjacent plots are vested in the name of a single Owner (or where multiple plots are reconfigured so



that an Owner may hold fractional plots for a single homesite), such Owner shall be entitled to treat such adjacent plots (or fractions thereof) as a single Building Site for all purposes. As such, and with respect to all matters on which the Owner has a voting right or an assessment responsibility, the Owner shall be entitled to only one vote and liable for only one assessment share, as the case may be, for so long as the adjacent plots shall remain in the same name, or until the Owner thereof notifies the Association in writing that he or she wishes to have the plots separated and thereafter treated as multiple Building Sites.”

2. Consistent with the treatment of multiple plots in one ownership as a single Building Site, the Owners desire that the water assessments from the City of Spokane shall be divided equally among all Building Sites (as they may be consolidated or reconfigured according to this Third Addendum). Accordingly, the third sentence of Paragraph 13.7 in the Declaration is hereby deleted, and the following sentence shall be substituted therefor:

“13.7 The water bill shall be divided into equal units, according to the number of Building Sites in the Subdivision, with one share being allocated to each of the Building Sites [with Building Sites being defined according to this third Addendum]. . . .”

3. In that the requirement to obtain signatures of large percentages of the Owners on amendments to the Declaration has become unwieldy, the Owners desire to allow future amendments to be recorded on the signature of officers of the Association, certifying the adoption of the amendment. Accordingly, the amendment process set forth in Paragraph 13.3 of the Declaration shall be amended by the addition of the following sentence:

“13.3 In lieu of the signature requirements set forth in this Paragraph, an amendment to this Declaration may be signed by any two (2) officers of the Association, certifying that a meeting of the Association was held according to the Bylaws for purposes of considering the amendment, and that the Owners of the requisite percentage of Building Sites voted in favor of the Amendment.”

Except as modified by this Third Addendum, the Declaration (including all prior modifications) shall remain in full force and effect.

INDIVIDUAL SIGNATURE PAGES FOR THE OWNERS OF BUILDING SITES WITHIN THE PINES SUBDIVISION ARE ATTACHED HERETO. THE EFFECTIVENESS OF THIS THIRD ADDENDUM REQUIRES SIGNATURE OF OWNERS OF 90% OF THE BUILDING SITES. AS THERE ARE CURRENTLY 34 BUILDING SITES, THE SIGNATURES OF OWNERS OF AT LEAST 31 BUILDING SITES SHALL BE ATTACHED.