

RETURN NAME & ADDRESS

X The Pines
c/o Lorie Arnold
Johnson Property Management
6519 N. Maple
Spokane, WA 99208

Please Type or Print Neatly & Clearly All Information

Document Title(s)

X Fourth Addendum to CCRs of The PINES

Reference Number(s) of Related Documents

8406010272 Book 695 Pg 1302

Grantor(s) (Last Name, First & Middle Initial)

X The Pines Homeowners

Grantee(s) (Last Name, First & Middle Initial)

X The public - all current and future
homeowners of The Pines

Legal Description (Abbreviated form is acceptable) i.e. Section/Township/Range/1/4 Section

Assessor's Tax Parcel ID Number:

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the Accuracy or completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

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

**THE PINES
SPOKANE COUNTY, WASHINGTON**

This Fourth Addendum is adopted and shall be deemed effective July 1, 2007, 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, a Second Addendum recorded December 12, 1985, as Instrument No. 85121220140, and a Third Addendum recorded January 1, 2002, as Instrument No. M-35148, Records of Spokane County, Washington (all collectively referred to as "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, 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 seventy five percent (75%) of the Building sites within the Subdivision have agreed to amend the Declaration in the following particular (with the signatures of the owners of 75% of the Building Sites being attached hereto on separate pages):

1. In the Covenant for Maintenance Assessments the Declaration shall be amended to read as follows:

"4.3 (d) Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing the common area roads within The Pines and/or to assist in offsetting cost of the replacement of the Main Water System of The Pines."

Except as modified by this Fourth Addendum, the Declaration (including all prior addendums), 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 fourth addendum requires signatures of 75% of the building site's owners. As there are currently 31 building sites, the signatures of at least 24 owners shall be attached. Building sites are defined by Article 1.5 of the Covenants as amended by the Third Addendum to the Declaration.

Unofficial Document

Major Replacement Reserve Fund Ballot

All Pines Homeowners (one vote per home) are requested to complete this ballot, with your *notarized* signature and return to Lorie Arnold at Johnson Property Management, 6519 N. Maple, Spokane, WA 99208 **no later than May 7, 2007.**

loriearnold @ cbSpokane.net

Recommendation:

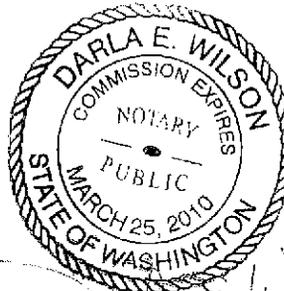
Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

X YES, to establish the Major Replacement Reserve Fund

_____ NO, to the establishment of the Major Replacement Reserve Fund

[Signature]
Signature of Pines Homeowner

Wendy Arnold
Print Name of Pines Homeowner



Darla E. Wilson 4/7/07

1323 E. SARA LN.
Pines Homeowner Address

Disposition of all votes will kept confidential. However, if sufficient ballots are not returned for a majority vote, you may be contacted by a board member to encourage you to submit your ballot.

Major Replacement Reserve Fund Ballot

All Pines Homeowners are requested to complete this ballot, with your *notarized* signature and return to Lorie Johnson @ JP Management no later than May 7, 2007.

Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

YES, to establish the Major Replacement Reserve Fund

NO, to the establishment of the Major Replacement Reserve Fund

Roberta H. Bauer
Signature of Pines Homeowner

Roberta H. Bauer
Print Name of Pines Homeowner

1326 E. Sara Lane
Pines Homeowner Address

STATE OF WASHINGTON)
) ss:
COUNTY OF SPOKANE)

I certify that I know or have satisfactory evidence that R. Bauer signed this instrument and acknowledged that he/she was authorized to execute the instrument and acknowledge it as the Signature of Roberta Bauer to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: 11/25/2007
Sandra Hansen
(Notary Name goes here)
Notary Public for the State of Washington
Residing in Spokane, Washington
My commission expires: 2/20/2009



Major Replacement Reserve Fund Ballot

All Pines Homeowners (one vote per home) are requested to complete this ballot, with your *notarized* signature and return to Lorie Arnold at Johnson Property Management, 6519 N. Maple, Spokane, WA 99208 **no later than May 7, 2007.**

Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

X **YES, to establish the Major Replacement Reserve Fund**

 NO, to the establishment of the Major Replacement Reserve Fund

SUBSCRIBED AND SWORN to before me this
24th day of March, 2007.
April (red)

Gary N. Bloom
Signature of Pines Homeowner

Loreen J. Danby
NOTARY PUBLIC in and for the State of
Washington, residing at Spokane.

GARY N. Bloom
Print Name of Pines Homeowner

My commission expires: 7/19/2009

E. 1325 Susan Lane
Pines Homeowner Address



Disposition of all votes will kept confidential. However, if sufficient ballots are not returned for a majority vote, you may be contacted by a board member to encourage you to submit your ballot.

Major Replacement Reserve Fund Ballot

All Pines Homeowners are requested to complete this ballot, with your *notarized* signature and return to Lorie Johnson @ JP Management no later than May 7, 2007.

Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

X

YES, to establish the Major Replacement Reserve Fund

NO, to the establishment of the Major Replacement Reserve Fund

K. Conner
Signature of Pines Homeowner

Karolyn M. Conner
Print Name of Pines Homeowner

6814 S. Tomaker Lane
Pines Homeowner Address

STATE OF WASHINGTON
ss:
COUNTY OF SPOKANE

I certify that I know or have satisfactory evidence that K. Conner signed this instrument and acknowledged that he/she was authorized to execute the instrument and acknowledge it as the Signature of Karolyn Conner to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: 4/25/2007
Sandra J Hansen
(Notary Name goes here)
Notary Public for the State of Washington
Residing in Spokane, Washington
My commission expires: 2/20/2009



Major Replacement Reserve Fund Ballot

All Pines Homeowners are requested to complete this ballot, with your *notarized* signature and return to Lorie Johnson @ JP Management no later than May 7, 2007.

Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

X **YES**, to establish the Major Replacement Reserve Fund

_____ **NO**, to the establishment of the Major Replacement Reserve Fund

Alva Eaton
Signature of Pines Homeowner

Alva Eaton
Print Name of Pines Homeowner

16626 S. Tomaker Ln.
Pines Homeowner Address

STATE OF WASHINGTON
ss:
COUNTY OF SPOKANE

I certify that I know or have satisfactory evidence that A. Eaton signed this instrument and acknowledged that he/she was authorized to execute the instrument and acknowledge it as the signature of Alva Eaton to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: 4/25/2007
Sandra Hansen
(Notary Name goes here)
Notary Public for the State of Washington
Residing in Spokane, Washington
My commission expires: 2/20/2009



Major Replacement Reserve Fund Ballot

All Pines Homeowners are requested to complete this ballot, with your *notarized* signature and return to Lorie Johnson @ JP Management no later than May 7, 2007.

Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

✓ **YES**, to establish the Major Replacement Reserve Fund

 NO, to the establishment of the Major Replacement Reserve Fund

Stacy Heaney
Signature of Pines Homeowner

Stacy Heaney
Print Name of Pines Homeowner

6704 S. Tomaker Lane
Pines Homeowner Address

STATE OF WASHINGTON)
) ss:
COUNTY OF SPOKANE)

I certify that I know or have satisfactory evidence that Stacy Heaney signed this instrument and acknowledged that he/she was authorized to execute the instrument and acknowledge it as the homeowner of 6704 S Tomaker Ln to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: 5/7/07
Natalie Barratt
(Notary Name goes here)
Notary Public for the State of Washington
Residing in Spokane, Washington
My commission expires: 10/7/09



Major Replacement Reserve Fund Ballot

All Pines Homeowners (one vote per home) are requested to complete this ballot, with your *notarized* signature and return to Lorie Arnold at Johnson Property Management, 6519 N. Maple, Spokane, WA 99208 **no later than May 7, 2007.**

Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

X

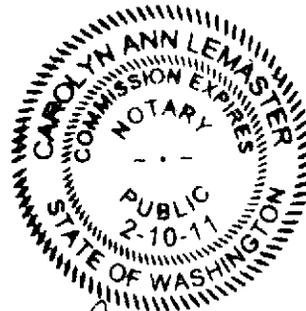
YES, to establish the Major Replacement Reserve Fund

NO, to the establishment of the Major Replacement Reserve Fund

James Howell
Signature of Pines Homeowner

JAMES HOWELL
Print Name of Pines Homeowner

1315 E. SARA LN
Pines Homeowner Address



Carolyn Ann Lemaster
April 18, 2007

Disposition of all votes will kept confidential. However, if sufficient ballots are not returned for a majority vote, you may be contacted by a board member to encourage you to submit your ballot.

Major Replacement Reserve Fund Ballot

All Pines Homeowners are requested to complete this ballot, with your *notarized* signature and return to Lorie Johnson @ JP Management no later than May 7, 2007.

Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

X **YES**, to establish the Major Replacement Reserve Fund

 NO, to the establishment of the Major Replacement Reserve Fund

Richard Kiose

Signature of Pines Homeowner

Richard Kiose

Print Name of Pines Homeowner

1303 E Sara Ln

Pines Homeowner Address

STATE OF WASHINGTON

ss:

COUNTY OF SPOKANE

I certify that I know or have satisfactory evidence that *R. Kiose* signed this instrument and acknowledged that he/she was authorized to execute the instrument and acknowledge it as the Signature of Richard Kiose to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated:

4/25/2007

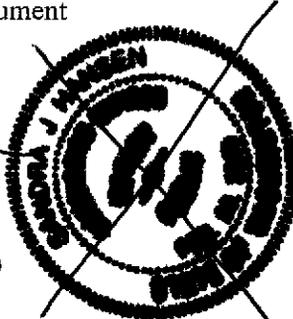
Sandra J Hansen

(Notary Name goes here)

Notary Public for the State of Washington

Residing in Spokane, Washington

My commission expires: *2/20/2009*



Major Replacement Reserve Fund Ballot

All Pines Homeowners are requested to complete this ballot, with your *notarized* signature and return to Lorie Johnson @ JP Management no later than May 7, 2007.

Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

X **YES**, to establish the Major Replacement Reserve Fund

_____ **NO**, to the establishment of the Major Replacement Reserve Fund

Robin A. Scherer
Signature of Pines Homeowner

Robin A. Scherer
Print Name of Pines Homeowner

6805 S. Tomaker Ln.
Pines Homeowner Address Spokane WA 99223

STATE OF WASHINGTON)
) ss:
COUNTY OF SPOKANE)

I certify that I know or have satisfactory evidence that R. Scherer signed this instrument and acknowledged that he/she was authorized to execute the instrument and acknowledge it as the signature of Robin Scherer to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: April 25, 2007
Sandra J Hansen
(Notary Name goes here)
Notary Public for the State of Washington
Residing in Spokane, Washington
My commission expires: 2/20/2009



Major Replacement Reserve Fund Ballot

All Pines Homeowners are requested to complete this ballot, with your *notarized* signature and return to Lorie Johnson @ JP Management **no later than May 7, 2007.**

Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

 ✓ **YES**, to establish the Major Replacement Reserve Fund

 NO, to the establishment of the Major Replacement Reserve Fund

David Sproul
Signature of Pines Homeowner

David Sproul
Print Name of Pines Homeowner

1301 E. Sara Lane Spokane, WA
Pines Homeowner Address

STATE OF WASHINGTON)
) ss:
COUNTY OF SPOKANE

I certify that I know or have satisfactory evidence that David M. Sproul signed this instrument and acknowledged that he/she was authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: 5-14-07

Tony B Thompson
(Notary Name goes here)
Notary Public for the State of Washington
Residing in Spokane, Washington
My commission expires: May 24 2010



Major Replacement Reserve Fund Ballot

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Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

✓

YES, to establish the Major Replacement Reserve Fund

NO, to the establishment of the Major Replacement Reserve Fund

Toby A
Signature of Pines Homeowner

TOBY STEWARD
Print Name of Pines Homeowner

1322 E. SARA LANE
Pines Homeowner Address

Disposition of all votes will kept confidential. However, if sufficient ballots are not returned for a majority vote, you may be contacted by a board member to encourage you to submit your ballot.

STATE OF WASHINGTON)
) ss:
COUNTY OF SPOKANE)

I certify that I know or have satisfactory evidence that T. Steward signed this instrument and acknowledged that he/she was authorized to execute the instrument and acknowledge it as the signature of Toby Steward to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: 4/25/2007

Sandra Hansen
(Notary Name goes here)

Notary Public for the State of Washington
Residing in Spokane, Washington

My commission expires: 2/20/2009



Unofficial Document

Major Replacement Reserve Fund Ballot

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Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

✓ **YES**, to establish the Major Replacement Reserve Fund

 NO, to the establishment of the Major Replacement Reserve Fund

James C. Tallman
Signature of Pines Homeowner

James C. Tallman
Print Name of Pines Homeowner

6813 S. Tomaker Ln
Pines Homeowner Address

STATE OF WASHINGTON)
) ss:
COUNTY OF SPOKANE)

I certify that I know or have satisfactory evidence that J. Tallman signed this instrument and acknowledged that he/she was authorized to execute the instrument and acknowledge it as the Signature of James Tallman to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: 4/25/2007
Sandra Hansen
(Notary Name goes here)

Notary Public for the State of Washington
Residing in Spokane, Washington
My commission expires: 2/20/2009



Major Replacement Reserve Fund Ballot

All Pines Homeowners (one vote per home) are requested to complete this ballot, with your *notarized* signature and return to Lorie Arnold at Johnson Property Management, 6519 N. Maple, Spokane, WA 99208 no later than May 7, 2007.

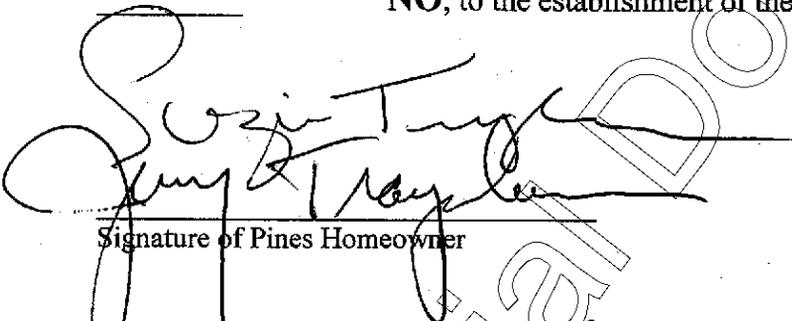
Recommendation:

Effective July 1, 2007, an additional \$15 per month per Pines Homeowner will be collected and placed in a separate interest bearing account with a reputable financial institution that will be restricted in use solely for the purpose of repaving and resurfacing of the common roads within the Pines PUD and/or to assist in offsetting the cost of replacement of the Main Water System.

X

YES, to establish the Major Replacement Reserve Fund

NO, to the establishment of the Major Replacement Reserve Fund



Signature of Pines Homeowner

JERRY + SUZIE TRAYNHAM

Print Name of Pines Homeowner

6606 S. TOMAKER

Pines Homeowner Address

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