SIXTH ADDENDUM TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THE PINES
SPOKANE COUNTY, WASHINGTON

Parcel Numbers: 34081.0101 through 34081.0119 and 34081.0202 through 34081.0213 and 34081.0215 through 34081.0219

This Sixth Addendum is adopted and shall be deemed effective June 14, 2012 and pertains to that certain Declaration of Covenants, Conditions, and Restrictions recorded June 1, 1984, as Instrument Number 8406010272, as previously modified by an Addendum recorded June 5, 1984, as Instrument Number 8406050176, a Second Addendum recorded December 12, 1985, as Instrument Number 85121220140, Records of Spokane County, Washington, and a Third Addendum to Declaration of Covenants, Conditions, and Restrictions recorded on May 10, 2002, under Spokane County Auditor’s Number 4724743, the Fourth Addendum recorded on November 16, 2007 under Spokane County Auditor’s Number 5613699, and the erroneously numbered Fourth Addendum recorded September 22, 2011 under Spokane County Auditor’s Number 6030761 (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, West Meridian 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, as amended by the
Third Addendum to the Covenants Conditions, and Restrictions, the requisite percentage of
Building Site Owners voted in favor of the following amendment:

1. In that the recent approval of an amendment dated September 9, 2011 (recorded
recorded September 22, 2011), was by scrivener’s error recorded as the “Fourth Addendum,” we hereby
correct the error renumbering the Amendment as the Fifth Addendum to the Covenants,
Conditions, and Restrictions.

2. In that recent events including the nonpayment of assessments as well as the sale
and transfer of Building Sites without the full payment of regular assessments, special
assessments, interest, fees, and costs; along with increased administrative costs incurred in
preserving and recording assessments due and owing through the transfer of Building Set Sites,
the Owners desire to establish a mechanism to collect proper assessments and related fees and
costs, as well as, lessen the financial burden upon the Association during the sale and transfer
of Building Sites from an existing Owner to a new Owner. Accordingly, paragraph 4.10 styled
“Initiation Fee-Assessment-Lien” is hereby amended in its entirety as follows:

“4.10 Initiation Fee-Assessment-Lien. There shall be and hereby is created and
imposed a fee charged to and is the obligation of each New Owner and a lien against the
Building Site upon the transfer of said Building Site by the then Owner to a new Owner. The Initiation Fee shall be the greater of $500.00 or all outstanding Assessments
(annual, special, or otherwise created by these covenants), late fees, interest fees, and
costs associated with the assessment. The fees shall be payable to the Homeowners
Association only and not to any other unrelated party.”

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

DECLARANT:
THE PINES HOMEOWNER’S ASSOCIATION

BY: [Signature]
ITS: Board President

BY: [Signature]
ITS: Past President

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STATE OF WASHINGTON )
) ss.
County of Spokane )

On this 8th day of June, 2017, before me, the undersigned, a Notary Public in and for
the State of Washington, duly commissioned and sworn personally appeared
William Heaney to me known to be the Past President, of THE PINES
HOMEOWNER’S ASSOCIATION, which executed the foregoing instrument, and
acknowledged the said instrument to be the free and voluntary act and deed of said corporation,
for the uses and purposes therein mentioned, and on oath stated that he/she/they is/are
authorized to execute the said instrument on behalf of the corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate
above written.

[Signature]
Leanna M. Boucher
NOTARY PUBLIC in and for the State of
Washington residing at Spokane. My

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STATE OF WASHINGTON )
                      ) ss.
County of Spokane

On this 5th day of June, 2012, before me, the undersigned, a Notary Public and in for the State of Washington, duly commissioned and sworn personally appeared Karen Brooks to me known to be the Board President, of THE PINES HOMEOWNER’S ASSOCIATION, which executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument on behalf of the corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

[Signature]