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WOLFF & HISLOP

12209 E MISSION ACE STE 5

SPOKANE VALLEY, WA 99206

Please Type or Print Neatly and Clearly All Information

Document Title(s)

FOURTH ADDENDUM TO THE DECLARATION OF COVENANTS COND. & RESTRICTIONS

Reference Number(s) of Related Documents

8406010272 BK 695 PG 1302

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

THE PINES HOMEOWNERS ASSOCIATION

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

THE PUBLIC

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

NE 1/4 08-24-43

Assessor's Tax Parcel ID Number 34081.0101, .0119, .0213, .0215, .0202, .0219

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and 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

Recorded at the request of:

Wolff & Hislop, Attorneys
12209 E. Mission Ave., Ste. 5
Spokane Valley, WA 99206
(509)927-9700

**FOURTH 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 Fourth Addendum is adopted and shall be deemed effective July ____, 2011 and pertains to that certain Declaration of Covenants, Conditions, and Restrictions recorded June 1, 1984, as Instrument Number 840-601-0272, as previously modified by an Addendum recorded June 5, 1984, as Instrument Number 840-605-0176, and 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 472-4743 (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 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, a paragraph 4.10 styled "Initiation Fee-Assessment-Lien" is hereby added as follows:

"4.10 Initiation Fee-Assessment-Lien. Notwithstanding paragraph 4.9, 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 Fourth Addendum, the Declaration (including all prior modifications) shall remain in full force and effect.

DECLARANT:

THE PINES HOMEOWNER'S ASSOCIATION

BY: *A. Peary*

ITS: *President Board*

BY: *R. Thompson*

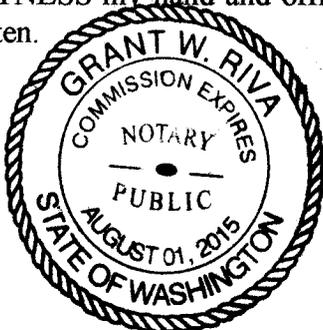
ITS: *Board Members*

Unofficial

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 17th day of SEPTEMBER, 2011, 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 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.

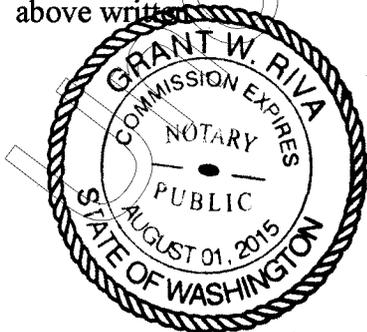



NOTARY PUBLIC in and for the State of Washington residing at Spokane. My commission expires: 8/1/15.

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 17th day of SEPTEMBER, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared KENNETH THOMPSON to me known to be the BOARD MEMBER, 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.




NOTARY PUBLIC in and for the State of Washington residing at Spokane. My commission expires: 8/1/15.