AMENDMENT NO. 1 TO THE DECLARATION ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

GOLDEN EAGLE ESTATES

REFERENCED DOC.: 5110602
ABBREV LEGAL: S 1/2 of NW 1/4 29-27-43 SWM
PARCEL NOS.: 

THIS FIRST AMENDMENT to the Declaration Establishing Covenants, Conditions and Restrictions for Golden Eagle Estates is made by GOLDEN EAGLE ESTATES, LLC, a Washington limited liability company, hereinafter referred to as “Declarant,” as of this ____ day of June, 2006.

WITNESS:

A. Golden Eagle Estates, LLC is the Declarant of that certain Declaration Establishing Covenants, Conditions and Restrictions for Golden

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Eagle Estates recorded under Spokane County Auditor's No. 5110602, which
document is incorporated herein by this reference; and

B. As provided for in Article XII, Paragraph 12.2 of the above-
referenced Declaration Establishing Covenants, Conditions and Restrictions
for Golden Eagle Estates, the Declarant, Golden Eagle Estates, LLC,
representing more than a two-thirds majority of votes of owners of building
lots in Golden Eagle Estates hereby amends the Declaration Establishing
Covenants, Conditions and Restrictions for Golden Eagle Estates as follows:

1. Article IV, Paragraph 4.5 is hereby removed from the
Covenants. There shall no longer be an age restriction imposed on current or
future owners.

2. Article IX, Paragraph 9.6.1 is amended to read as follows:

9.6.1 No home will exceed one and one-half (1.5) stories
in height constructed above natural grade. In addition to the dwelling,
the Architectural Committee may permit one additional building on
any Building Lot. All buildings and structures must receive prior
approval of the Architectural Committee. The Architectural
Committee shall have final approval on the size, design and materials
used for any and all structures proposed to be built, and such approval
must be obtained from the Architectural Committee before
construction is commenced on any structure.

3. Article V, Paragraph 5.3 is amended to read as follows:

5.3 Voting. Voting in the Association shall be carried out by
Members, including Declarant, who shall cast the votes attributable to
the Building Lots which they own. The number of votes such Member
may cast on any issue is determined by the number of Building Lots
which the Member owns. As of the date thereof, the Property, in
accordance with the Plat, consists of fourteen (14) Building Lots.
Provided, each Lot Owner other than the Declarant or a Builder shall
have one vote for each Building Lot owned, and the Declarant and each

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Builder shall have seven (7) votes for each Building Lot then owned by any of them. When more than one person holds an interest in any Building Lot, all such persons shall share the vote attributable to the Building Lot, but fractional votes will not be allowed. The right to vote may not be severed or separated from the ownership of the Building Lot to which it is appurtenant, except that any Owner may give a revocable proxy to any person. Any sale, transfer of conveyance of such Building Lot to a new Owner shall operate automatically to transfer the appurtenant voting right to the new Owner.

4. **Article IX, Paragraph 9.12** is amended to read as follows:

9.12 **Fences, Walls.** Fences will be allowed in the back yards, but not required; i.e., the homeowner has the option whether to build a fence or not, but with the following restrictions:

   a. Any fence built will need the prior approval of the GEEHA Architectural Committee.

   b. Any fence built will need to match the design and materials used in the current perimeter fence.

   c. Any fence built will not be allowed to extend beyond the back corner of either side of the home.

   d. Any fence built will be no less than four feet (4.0') in height or more than six feet (6.0') feet in height.

**IN WITNESS WHEREOF,** Declarant has executed this document as of the date first set forth above.

GOLDEN EAGLE ESTATES, LLC

By: [Signature]

J. Michael Blair
Managing Member

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STATE OF WASHINGTON  

County of Spokane

On this day before me, the undersigned, a Notary Public in and for the State of
Washington, personally appeared J MICHAEL BLAIR, to me known to be the
Managing Member of GOLDEN EAGLE ESTATES, LLC, the limited liability company
that executed the foregoing instrument, and acknowledged the said instrument to be
the free and voluntary act and deed of said company, for the uses and purposes therein
mentioned, and on oath stated that he is authorized to execute the said instrument.

GIVEN under my hand and official seal this 13th day of June, 2006.

[Signature]

NOTARY PUBLIC in and for the State of Washington, residing at Spokane.
My Commission Expires: Feb 7, 2009

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