



PATRICK LACY

AMEND \$35.00

5400041
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06/29/2006 01:57P
Spokane Co, WA

RECORD & RETURN TO:

J. Michael Blair
PO BOX 220
Green Aero, WA 99016

**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 EWM
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.

WITNESSETH:

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



Eagle Estates recoded 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



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: 
J. Michael Blair
Managing Member



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STATE OF WASHINGTON)
 : ss.
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.



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

Unofficial Document

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