

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF HOLMBERG SQUARE
A Planned Unit Development

WHEREAS the Declaration of Covenants, Conditions and Restrictions of Holmberg Square, a Planned Unit Development, were recorded under Auditor's File Number 8609250170, and

WHEREAS said Declarations were amended pursuant to a document recorded under Auditor's File Number 8706240299, and

WHEREAS the Homeowners' Association, pursuant to its by-laws and in accordance with the Declaration of Covenants, Conditions and Restrictions as filed under Auditor's File Number 8609250170, and amended under Auditor's File Number 8706240299, are hereby further amended as follows:

The property affected by this Amendment is further described pursuant to Exhibit "A", attached hereto.

1. In Article III, Section 3, page 4, the word "Assocaition" shall be corrected to read "Association".

2. In Article III, Section 4, page 5, at line 7, the word "exercises" shall be corrected to read "exercised." At line 10, the word "Delarant" shall be corrected to read "Declarant".

3. The following language shall be added to Article III, Section 1, page 6: "All assessments paid by owners pursuant to the provisions of this Section 1 shall become assets of the Association. In the event of disposition by an owner of his property within the development, the owner's share of such assets shall not be refundable but shall be transferred to the credit of the purchaser of the property."

4. Article IV, Section 3, paragraph (a) on pages 6 and 7, shall be amended to read as follows: "(a) From and after January 1 of the year following the conveyance of the first Lot to an Owner, the above maximum assessment may be increased each year at the discretion of the Board of Directors." All other language in this paragraph shall be deleted.

5. Paragraph (b) of Section 3, Article IV, page 7, is hereby deleted. Paragraph (c) is renumbered as paragraph (b).

6. In Article VI, Section 3, on page 13, the word "damage" shall be corrected to read "damaged".

7. In Article VII, Section 3, page 15, the word "assessent" shall be corrected to read "assessment".

8. Section 6, Article VII, page 16, shall be amended to read as follows: "The reserve fund assessment shall, as to each building, commence upon the completion of such building. The share of the assessment charged to an Owner of a lot for the property replacement insurance coverage shall be in the proportion that the insured value of his Unit bears to the insured value of the total number of Units covered by that insurance, which shall include liability of the Association and its directors and officers shall be borne equally by all Units."

9. In Article VII, page 17, the word "committe" shall be corrected to read "committee".

10. In paragraph (l) of Article VIII, page 18, the word "decibles" shall be corrected to read "decibels."

11. In paragraph (p), Article VIII, page 19, the word "relaxes" shall be corrected to read "relaxed."

PARCEL A

Tract 15, Spokane Estates Plat A, according to plat recorded in Volume "Q" of Plats, page 17, in Spokane County, Washington. EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Tract 15; thence southerly along the easterly line of said Tract 15, a distance of 318.8 feet; thence westerly at right angles from said easterly line of Tract 15, a distance of 137 feet; thence N.75°45'22"W. 37.94 feet to a tangent curve, concave southerly and having a radius of 56.00 feet; thence westerly along said tangent curve, through a central angle of 56°29'38" an arc distance of 55.22 feet; thence tangent from said curve, S.47°45'00"W. 68.00 feet; thence S.75°56'00"W. 70.00 feet; thence N.89°33'50"W. 64.00 feet to the easterly right-of-way line of Waikiki Road as shown on said plat; thence N.0°26'10"E. along said easterly right-of-way line, 120.01 feet to the southerly right-of-way line of Graves Road as shown on said plat; thence easterly and northeasterly along the southerly right-of-way line of said Graves Road to the point of beginning.

PARCEL B

Tract 39-A, Country Homes Estates, according to plat recorded in Volume "S" of Plats, page 16, in Spokane County, Washington.

EXCEPT beginning at the southwest corner of Tract 39-A, which is the true point of beginning; thence northerly along the West line of said tract, a distance of 5 feet to a point; thence southeasterly to a point on the South line of said Tract 39-A and 5 feet East of the Southwest corner; thence Westerly along the South line to the point of beginning.

Legal after plat:

Lots 1 through 19, Block 1, HOLMBERG SQUARE in Spokane County, Washington.

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W. R. Carter

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DEMANUE

SPIRIT COUNTY WASH.
DEPUTY

See 1st Carter 99201