WHEN RECORDED RETURN TO:

SUMMIT PROPERTIES, INC.
12720 E. Nora Ave., Suite E
Spokane Valley, WA 99216-1197

FIRST AMENDMENT TO DECLARATION AND COVENANTS,
CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS
FOR
NORTHWEST VISTAS

Grantor: SUMMIT PROPERTIES, INC.
Grantee: NORTHWEST VISTAS HOMEOWNER ASSOCIATION
Parcel No: 55302.2617
Abbreviated Legal: Ptn NW ¼ 30-25-45

THE FIRST AMENDMENT TO DECLARATION AND COVENANTS CONDITIONS,
RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR THE NORTHWEST VISTAS
(the "Declaration") is made by SUMMIT PROPERTIES, INC., a Washington Corporation
("Declarant") as of this 14th day of May, 2015.

RECITALS

A. Declarant is the Grantor of certain real property in Spokane County, Washington
which was subdivided as shown in the Final Plat for Northwest Vistas recorded under Spokane
County Auditor’s Recording No.6270463 in book 37 page 35 plat no. 4168. Records of Spokane
County, Washington (the "Plat")

B. The Plat is subject to that certain Declaration and Covenants, Conditions,
Restrictions, Easements and Reservations for Northwest Vistas, as recorded under Spokane
County Auditor’s Recording No.6264553 (the “Declaration”).
C. Declarant wishes to further amend the Declaration, in conformance with the authority provided therein. Except as specifically provided in this first Amendment, all capitalized terms shall have the same meaning as provided in the Declaration.

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

ARTICLE XII Section 1 (3) LAND USE RESTRICTIONS shall be amended as follows: “Two story residences shall contain a minimum of 1500 square feet on the top two floors instead of 1800 square feet.”

IN WHITNESS WHEREOF, this First Amendment is effective as of the day and year herein written.

DECLARANT:

SUMMIT PROPERTIES, INC.

By: Richard T. Dahm, It’s President

AGREED AND ACCEPTED THIS 14th day of May, 2015

STATE OF WASHINGTON

COUNTY OF SPOKANE

On this 14th day of May, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Richard T. Dahm, to me known to be the President, of Summit Properties, Inc. or the Corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes mentioned, and on oath stated that he was authorized to execute the said instrument.

GIVEN under the hand and official seal the day and year last above written.

DATED this 14th day of May, 2015.

Notary Public: Sonja M Lewis
Notary Public in and for the State of Washington, residing in Spokane
My Commission Expires: May 28, 2018