FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PILLAR ROCK ESTATES

This First Amendment ("Amendment") is made effective the 3rd day of May 2010 and amends that certain Declaration of Covenants, Conditions and Restrictions for Pillar Rock Estates recorded March 14, 2008 in the Office of the Spokane County, Washington Auditor under Recording No. 5652226 ("Declaration"), as follows:

1. Section 7.2 is amended in its entirety to read as follows:

7.2 Approval of Plans by Architectural Committee. No building, fence, wall, or other structure shall be commenced, erected, or maintained upon the Project, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and harmony of external design and location in relation to surrounding structures and topography
have been approved by the Architectural Committee. Except as provided
in the next sentence, in the event the Architectural Committee fails to
approve or disapprove such design and location within thirty (30) days
after said plans and specifications have been submitted to it, or if no suit
to enjoin the erection of such structure(s) or changes has been
commenced within one hundred and eighty (180) days following the final
completion thereof, approval will not be required, and this Section Seven
will be deemed to have been fully complied with. Notwithstanding the
foregoing, any specific restrictions or requirements for any of the
foregoing stated in this Declaration, including those dwelling and use
restrictions stated in Section 8 that either must be met without exception
or that must be met unless approved otherwise by the Architectural
Committee (such as minimum dwelling sizes, roof pitches, fence
materials, and the like), shall never be deemed approved if the item fails
to comply with the requirements stated in those provisions.

2. Section 8.1(b) is amended in its entirety to read as follows:

(b) Dwelling Size. Except as may be approved by the
Architectural Committee, any dwelling on any Lot shall be constructed
and designed as a single-family dwelling for single-family occupancy; the
ground floor of the main structure, exclusive of open porches and garage,
will not be less than one thousand (1,000) square feet for a one-story
dwelling, nor less than one thousand three hundred (1,300) feet for a
dwelling with more than one story (with a basement area being
considered part of the ground floor of a main structure in a dwelling with
more than one story for purposes of computing the required square
footage). For purposes of the foregoing, a basement, including a daylight
basement, will not cause a dwelling which is otherwise constructed as a
ranch-style dwelling with only one story above ground to be considered
other than a dwelling of one story.

3. The first paragraph in Section 8.1(c) is amended in its entirety to read as
follows:

(c) Roofs. Roof slopes shall be between 4:12 and 12:12, unless
a variance is granted by the Architectural Committee, based upon
compelling reasons. Roofs shall overhang walls a minimum of 6 inches.

4. Section 8.1(h) is amended in its entirety to read as follows:

(h) Fencing. It is understood that easements run along common
Lot boundaries. Accordingly, any Owners constructing fences along such
lines shall be responsible for repair, construction or reconstruction of
same in the event any work is required in connection with the reserved
easements or utilities utilizing them. Further, no Owner shall be entitled
to construct a fence in any location higher than the fence height approved
by applicable governmental authorities. Any fence proposed to be
located on a Lot may be rejected if, in the opinion of the Architectural
Committee, the view from another Lot would be impaired or obstructed. Further, fencing materials and grades shall be approved by the Architectural Committee, in its sole discretion, prior to any fence construction. Without limiting the generality of any of the foregoing, unless approved in writing by the Architectural Committee prior to installation, all fences must be sight-obscuring and white vinyl.

5. Except as modified by this First Amendment, the Declaration shall remain unchanged.

6. Pursuant to Section 12.2, this Amendment has been approved in writing by owners of two-thirds (2/3) of the Lots in the Property. This amendment shall take effective upon recordation.

DECLARANT:

PILLAR ROCK, LLC

By: ____________________________
Kevin Rudeen - General Manager

STATE OF WASHINGTON
COUNTY OF SPOKANE

On this 3rd day of May 2010 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kevin Rudeen to me known to be the General Manager of PILLAR ROCK, LLC, a Washington limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the instrument.

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 Liberty Lake

Printed Name: B. Kirk Kappen
My commission expires: April 18, 2011
A parcel of land situate in North 1/2 of the Southwest 1/4 of Section 20, Township 25 North, Range 42 East of the Willamette Meridian, Spokane County, Washington and being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 20; thence North 00°06'15" West along the West line of said Southwest 1/4 for 1,315.12 feet to the intersection with the south line of said North 1/2; thence, along said south line, North 89°43'59" East, 553.25 feet; thence North 00°16'01" West, 27.00 feet to the intersection with the north right-of-way line of 12th Avenue, said point also being the TRUE POINT OF BEGINNING; thence through the following calls to 5/8" Rebar with a Yellow Plastic Cap inscribed EMR PLS 42441; thence North 00°34'25" East, 153.23 feet; thence North 44°28'47" East, 112.10 feet; thence North 27°50'23" West, 83.45 feet; thence North 61°57'37" East, 36.00 feet; thence South 27°50'23" East, 47.63 feet; thence North 75°05'39" East, 99.17 feet; thence South 23°14'56" East, 70.55 feet; thence North 81°25'57" East, 52.09 feet; thence North 15°55'26" West, 63.34 feet; thence North 78°37'25" East, 100.94 feet; thence North 32°03'39" West, 69.71 feet; thence North 57°56'21" East, 38.00 feet; thence South 32°03'39" East, 61.94 feet; thence North 52°34'52" East, 120.59 feet; thence South 38°14'07" East, 46.46 feet; thence North 26°20'42" East, 132.34 feet; thence North 30°48'13" East, 60.07 feet; thence North 71°57'14" East, 43.54 feet; thence North 89°44'19" East, 105.86 feet; thence North 00°15'41" West, 70.32 feet; thence North 89°44'19" East, 36.00 feet; thence South 00°15'41" East, 88.51 feet; thence North 88°21'26" East, 288.82 feet; thence North 73°29'00" East, 175.86 feet; thence South 48°37'45" East, 133.97 feet; thence North 25°33'34" East, 63.47 feet; thence South 58°14'56" East, 98.78 feet; thence along a non-tangent curve to the Right with a delta of 5°36'37", an arc length of 28.79 feet, a radius of 294.00 feet, a chord bearing of North 36°25'33" East, and a chord length of 28.78 feet; thence North 39°13'53" East, 23.06 feet; thence South 51°23'34" East, 38.00 feet; thence South 39°13'53" West, 23.47 feet; thence along a curve to the left with a delta of 13°17'35", an arc length of 59.39 feet, a radius of 256.00 feet, a chord bearing of South 32°35'05" West, and a chord length of 59.26 feet; thence South 72°49'02" East, 125.41 feet; thence South 34°01'20" West, 54.92 feet; thence South 23°13'01" East, 127.34 feet; thence North 52°43'23" East, 68.70 feet; thence South 23°15'45" East, 79.82 feet; thence North 46°04'13" East, 137.83 feet; thence South 51°06'27" East, 188.33 feet; thence along a curve to the Right with a delta of 49°11'41", an arc length of 219.80 feet, a radius of 256.00 feet, a chord bearing of South 26°30'36" East, and a chord length of 213.11 feet; thence along a curve to the Right with a delta of 12°49'48", an arc length of 6.72 feet, a radius of 30.00 feet, a chord bearing of South 04°30'08" East, and a chord length of 6.70 feet; thence North 89°34'56" East, 19.66 feet; thence North 89°34'56" East, 19.49 feet; thence along a non-tangent curve to the Left with a delta of 39°59'31", an arc length of 20.94 feet, a radius of 30.00 feet, a chord bearing of South 31°14'47" East, and a chord length of 20.52 feet to a point on the East Line of said Southwest 1/4 of said Section 20; thence North 00°25'04" West along said East Line, 936.18 feet; thence North 89°57'19" West, 120.42 feet; thence North 56°56'05" West, 35.13 feet; thence South 88°43'39" West, 140.01
feet; thence South 01°04'14" East, 163.79 feet; thence North 89°31'37" East, 71.78 feet; thence South 00°14'35" East, 239.93 feet; thence South 81°38'57" West, 93.16 feet; thence North 51°55'22" West, 199.00 feet; thence South 39°13'53" West, 87.06 feet; thence North 51°23'34" West, 38.00 feet; thence North 39°13'53" East, 104.98 feet; thence North 58°23'37" West, 199.20 feet; thence North 84°34'47" West, 123.71 feet; thence South 00°25'04" East, 18.19 feet; thence along a curve to the Right with a delta of 13°08'00", an arc length of 27.05 feet, a radius of 118.03 feet, a chord bearing of South 06°08'56" West, and a chord length of 27.00 feet; thence North 77°05'36" West, 36.00 feet; thence along a nontangent curve to the Left with a delta of 13°02'58", an arc length of 18.68 feet, a radius of 82.03 feet, a chord bearing of North 06°06'25" East, and a chord length of 18.64 feet; thence North 00°25'04" West, 40.58 feet; thence South 89°34'56" West, 235.00 feet; thence South 00°25'04" East, 80.62 feet; thence along a curve to the Left with a delta of 13°55'20", an arc length of 19.93 feet, a radius of 82.00 feet, a chord bearing of South 07°22'44" East, and a chord length of 19.88 feet; thence South 68°01'13" West, 36.22 feet; thence along a nontangent curve to the Right with a delta of 16°15'40", an arc length of 33.49 feet, a radius of 118.00 feet, a chord bearing of North 08°32'55" West, and a chord length of 33.38 feet; thence North 00°25'04" West, 9.97 feet; thence South 89°44'19" West, 213.11 feet; thence South 00°15'41" East, 41.88 feet; thence South 89°44'19" West, 38.00 feet; thence North 00°15'41" West, 65.74 feet; thence South 89°44'19" West, 109.71 feet; thence North 00°15'41" West, 28.45 feet; thence South 75°03'45" West, 84.12 feet; thence South 13°03'41" East, 69.83 feet; thence along a curve to the Left with a delta of 8°30'58", an arc length of 12.19 feet, a radius of 82.00 feet, a chord bearing of South 17°19'10" East, and a chord length of 12.18 feet; thence South 21°34'39" East, 4.10 feet; thence South 68°25'19" West, 36.00 feet; thence North 21°34'39" West, 4.10 feet; thence along a curve to the Right with a delta of 8°30'58", an arc length of 17.54 feet, a radius of 118.00 feet, a chord bearing of North 17°19'10" West; and a chord length of 17.52 feet; thence North 13°03'41" West, 43.89 feet; thence South 68°49'59" West, 156.86 feet; thence South 08°24'47" West, 116.46 feet; thence South 71°24'51" West, 91.21 feet; thence along a non-tangent curve to the Left with a delta of 23°19'12", an arc length of 104.19 feet, a radius of 256.00 feet, a chord bearing of South 20°24'03" East, and a chord length of 103.48 feet; thence South 32°03'39" East, 6.41 feet; thence South 57°56'21" West, 38.00 feet; thence North 32°03'39" West, 6.41 feet; thence along a curve to the Right with a delta of 17°13'45", an arc length of 88.41 feet, a radius of 294.00 feet, a chord bearing of North 23°26'47" West, and a chord length of 88.07 feet; thence South 89°49'01" West, 135.83 feet; thence South 50°36'05" West, 128.31 feet; thence South 27°50'23" East, 76.95 feet; thence South 82°00'22" West, 36.00 feet; thence North 27°50'23" West, 77.05 feet; thence South 63°45'49" West, 184.50 feet; thence South 00°06'15" East, 55.55 feet; thence South 04°44'51" West, 102.05 feet; thence along a nontangent curve to the Right with a delta of 11°37'13", an arc length of 59.42 feet, a radius of 293.00 feet, a chord bearing of South 79°26'32" East, and a chord length of 59.32 feet; thence South 14°18'15" West, 36.03 feet; thence along a non-tangent curve to the Left with a delta of 22°37'11", an arc length of 101.46, a radius of 257.00 feet, a chord bearing of North 84°39'10" West, and a chord length of 100.80 feet; thence South 00°06'15" East, 163.51 feet to the intersection with the north right-of-way line of 12th Avenue; thence, along said north right-of-way line, North 89°43'59" East, 252.32 feet to the POINT OF BEGINNING.