



After recording return to:  
K & L Gates - C/O Paul Fitzpatrick  
Pillar Rock, LLC  
618 W. Riverside Ave, Suite #300  
Spokane, WA 99201

Reference: "Declaration of Covenants, Conditions and Restrictions for Pillar Rock Estates"  
as recorded in Spokane County, recording # 5652226

Grantors: (1) Pillar Rock, LLC

Grantee: \_\_\_\_\_

Legal Description (abbreviated): Ptn. SW 1/4 20-25-42

Additional legal(s) on page 5 and 6 (exhibit "A")

Assessor's Tax Parcel ID# 25203.0101 25203.0102 25203.0201 25203.0202  
25203.0203 25203.0204 25203.0301 25203.0302 25203.0303 25203.0304 25203.0401  
25203.0402 25203.0403 25203.0501 25203.0502 25203.0503 25203.0601 25203.0602  
25203.0603 25203.0604 25203.0701 25203.0702 25203.0703 25203.0704 25203.0705  
25203.0706 25203.0707 25203.0801 25203.0802 25203.0901 25203.0902 25203.0903  
25203.0904 25203.0905 25203.0906 25203.0907 25203.0908 25203.0909 25203.0910  
25203.1001 25203.1002 25203.1101 25203.1102 25203.1201 25203.1202 25203.1203  
25203.1204 25203.1301 25203.1302 25203.1303 25203.1304 25203.1401 25203.1402  
25203.1403 25203.1404 25203.1405 25203.1406 25203.1607 25203.1408 25203.1409  
25203.1410 25203.1411 25203.1412 25203.1413 25203.1501 25203.1502 25203.1503  
25203.1504

**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

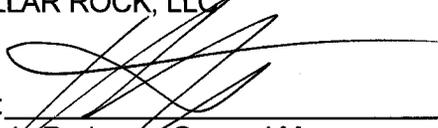
Committee, the view from another Lot would be impaired or obstructed. Further, fencing materials and grades shall be approved by the Architectural Committee, in its sole discretion, prior to any fence construction. Without limiting the generality of any of the foregoing, unless approved in writing by 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

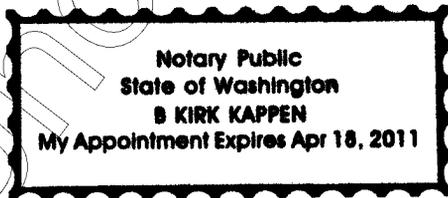
STATE OF WASHINGTON

} ss.

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

## EXHIBIT "A"

## LEGAL DESCRIPTION FOR PROPERTY

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 12<sup>th</sup> 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, 38.00 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°36'57" 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 62°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 12<sup>th</sup> Avenue; thence, along said north right-of-way line, North 89°43'59" East, 252.32 feet to the **POINT OF BEGINNING**,

Said parcel containing 17.03 Acres, more or less.