



RETURN ADDRESS

WITHERSPOON • KELLEY
ATTN: Lindsay M. Kornegay
422 W. RIVERSIDE AVENUE, SUITE 1100
SPOKANE, WA 99201

DOCUMENT TITLE(S) OR TRANSACTIONS CONTAINED THEREIN:

1. First Amendment To Declaration Establishing CCRs for Prairie Breeze Homeowners Association

AUDITOR'S FILE NO.:

5707561

WFG

Courtesy Recording

Granter: Prairie Breeze Homeowners Association
Grantee: The Public

Unofficial Document

**FIRST AMENDMENT TO DECLARATION ESTABLISHING COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
PRAIRIE BREEZE HOMEOWNERS ASSOCIATION**

WHEREAS, on August 15, 2008, the Declaration Establishing Covenants, Conditions, and Restrictions for Prairie Breeze ("Declaration"), was recorded with the Spokane County Auditor, under Auditor's File No. 5707561 to govern the Prairie Breeze Homeowners Association (the "Association");

WHEREAS, pursuant to Section 12.2 of the Declaration, the Owners of Building Lots of more than two-thirds (2/3) of the total votes of the Association voted to approve the amendment to the Declaration below.

NOW, THEREFORE, the Declaration is hereby amended in the following particulars:

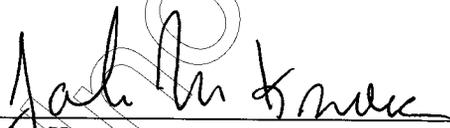
1. Section 4.15 is hereby deleted in its entirety and replaced with the following:

4.15 Fences, Walls. No fence, wall, hedge or mass planting, other than foundation planting, may extend nearer to a street than the minimum setback line of the dwelling as constructed. However, nothing in this subparagraph shall prevent the erection of a necessary retaining wall. When approved, fences may be constructed of vinyl, cedar or similar material approved by the Architectural Committee in its discretion; and on Building Lot borders that do not adjoin any other Building Lots in the Property, the Architectural Committee may, in its discretion, permit the erection and maintenance of a vinyl-coated chain link fence. Otherwise, no wire, cyclone or metal fencing of any kind shall be erected or maintained by the Owner of a Building Lot.

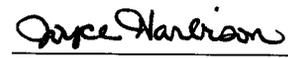
2. All other terms and conditions of the Declaration shall remain in full force and effect, except as modified by this Amendment.

Dated this 19th day of November, 2019.

PRAIRIE BREEZE HOMEOWNERS ASSOCIATION,
a Washington nonprofit corporation



John Knous
President

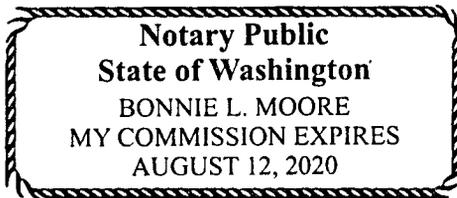


Joyce Harbison
Secretary

State of Washington)
)ss.
County of Spokane)

I certify and I know or have satisfactory evidence that John Knous is the person who appeared before me, and said person acknowledged that he was authorized to sign this instrument as the President of Prairie Breeze Homeowners Association, a Washington nonprofit corporation, and acknowledged it to be the free and voluntary act of such entity, for the uses and purposes mentioned in the instrument.

DATED this 19th day of November, 2019.

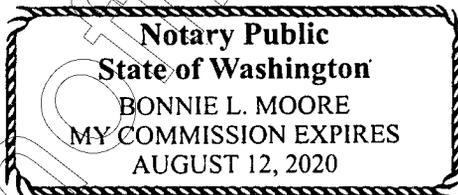


Bonnie L Moore
Print Name: Bonnie L Moore
Notary Public in and for the State of
Washington, residing in Spokane
My appointment expires: 8-12-2020

State of Washington)
)ss.
County of Spokane)

I certify and I know or have satisfactory evidence that Joyce Harbison is the person who appeared before me, and said person acknowledged that he was authorized to sign this instrument as the Secretary of Prairie Breeze Homeowners Association, a Washington nonprofit corporation, and acknowledged it to be the free and voluntary act of such entity, for the uses and purposes mentioned in the instrument.

DATED this 19th day of November, 2019.



Bonnie L Moore
Print Name: Bonnie L Moore
Notary Public in and for the State of
Washington, residing in Spokane
My appointment expires: 8-12-2020