

After Recording, return to:  
Chris Heftel  
4425 W. Lookout Mountain Lane  
Spokane, WA 99208



5371885  
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04/27/2006 01:08P  
Spokane Co, WA

FIRST AMENDMENT TO  
DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS  
AND MUTUAL EASEMENTS  
OF  
RIVER BLUFF ESTATES II  
SPOKANE, WASHINGTON

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Declarant: Riverbluff Land Company, LLC  
Abbreviated Legal: Ptn, Sec. 2 & 3 T. 26 N, R. 42 E; ptns Sec 34 & 35, T27N, R. 42E  
Assessor's Tax Parcel No.: 26022.9044; 26022.9057; 26022.9061; 26022.9062; 26025.0201;  
26026.0101; 26026.0102; 26026.0103; ptns of: 26026.9065; 27346.9122; 27346.9123;  
27346.9124; 27345.9125; and 27356.9124 (seg pending).  
Related Documents: AFN 4656393; 5187072

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WITNESSETH:

The undersigned, authorized to represent more than 67% of the combined voting power of the Owner Member and Declarant Member classes of the River Bluff Estates II Association, and pursuant to the provisions for Amendment of Declaration in Section 9.4 of that certain Declaration Of Covenants, Conditions, Restrictions, and Mutual Easements of River Bluff Estates II recorded November 20, 2001 under Auditor's File No. 4656393,

hereby amends said Declaration as follows:

1). Sub-article 1.1 and 6.1 are both amended by adding the sentence: "Boulder Park Lane has been added by way of Easement recorded 12/27/05 under Auditor's File No. 5323333."

2). Sub-article 7.5 is hereby amended to read as follows:

" 7.5 Animals - No animals shall be allowed for commercial purposes. Large animals are only allowed on property of more than 21 acres of contiguous ownership. The only large animals or



other livestock allowed shall be horses and alpacas. No more than two (2) large animals per twenty-one acres shall be allowed.”

3). Sub-article 7.6 is hereby amended to read as follows:

“Vehicles and Equipment – No equipment or vehicle shall be parked or stored highly visible from roads and from other residences except for temporary purposes for reasonable periods of time.”

4). Article 7 is hereby amended by adding the following language from the Project’s Habitat Management Plan:

“7.8 - Locate the houses away from the shrub thickets and leave the shrub thickets in their natural state.

7.9 - Leave the vegetation of the deer corridors essentially intact.

7.10 - Leave the vegetation areas outside of the home-sites essentially in a natural state, with minimum interference or management except for actions such as; thinning for fire suppression, noxious weed control, trash clean-up and the establishment of a fire-defensible space around each home.

7.11 - No property line fencing higher than 4 feet. No solid fencing along property lines. Landscaped space in close proximity to home-sites can be deer-proofed.

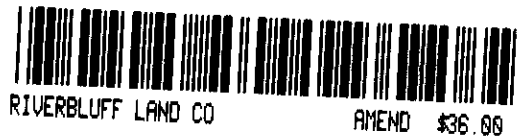
7.12 - No free-ranging dogs or horses.”

5). Sub-article 8.1 is amended by adding the following two sentences: “It is recognized that each lot and building site is unique and the strict adherence to a standard stated herein may be impractical. The Board shall have the power to approve waivers to these standards where individual circumstances justify such waiver and the intention herein to protect all the Owners is still fulfilled.”

6). Exhibit C, “Architecture and Landscaping Standards”, is hereby amended as follows:  
a. The last sentence of the paragraph entitled “Building Materials: Roof Construction” is hereby amended to read as follows: “Wood shakes are specifically prohibited for roofs and siding.”

b. The paragraph entitled “Setbacks” is deleted in its entirety and replaced with the following:

“Set Backs. All set backs and location of Dwellings and Outbuildings are subject to approval by the Board. At a minimum, no Dwelling or Outbuilding on any Lot served by an individual driveway from River Bluff Lane shall be located nearer than 75 feet to the edge of asphalt of River Bluff Lane, or nearer than 25 feet to the side lot line. In the case of Lots served by a shared driveway from River Bluff Lane, no Dwelling or Outbuilding shall be located nearer than



150 feet to the edge of edge of asphalt of River Bluff Lane or nearer than 25 feet to the side lot lines. In the case of lots served from roads not yet constructed that feed off of River Bluff Lane, no Dwelling or Outbuilding shall be located nearer than 50 feet to the edge of asphalt of said future road, or nearer than 20 feet to the side lot lines. In the case of Lots served from Boulder Park Lane, no Dwelling or Outbuilding shall be located nearer than 150 feet from the edge of asphalt of Boulder Park Lane or nearer than 50 feet to the side lot lines. No structures shall be allowed on steep hillsides.”

c. The paragraph entitled “Private Drives.” is hereby amended by deleting the words “at least the first 50 feet of” and replaced with the words “the entire”.

d. The paragraph entitled “Landscaping – General” is hereby amended by adding the following:

“Use of natural vegetation is encouraged. Water wise landscape designs that minimize the need for irrigation should be utilized.”

e. The paragraph entitled “Style and Location of Outbuildings” is hereby amended to read as follows:

“ Style and Location of Outbuildings. Outbuildings shall only be allowed in cases where, in the opinion of those authorized by the Board to review the proposed Outbuilding, the outward architectural style is very similar to that of the Dwelling on the Lot, and is located in a manner that leaves the appearance of the Outbuilding as very compatible with that of the Dwelling on the Lot.”

7). Exhibit C is further amended by adding the following:

“The following additional covenants shall apply to homes on Boulder Park Lane:

All Dwellings and Outbuildings on Lots served by Boulder Park Lane shall display an architectural style reasonably consistent with an “Old World” look, as interpreted by a review committee to be appointed by the Board. When practical, all or a majority of the members of this review committee shall be residents of Lots on Boulder Park Lane.

The main floor footprint size of Dwelling, including garage, shall be no less than 3,800 square feet. Outbuildings shall not total in footprint size more than 75% of the Dwelling footprint.

Siding of fronts, and of sides visible from Boulder Park Lane, shall be constructed of real and/or cultured stone, and materials with a stucco appearance. Generally, bricks and lap siding are not allowed.

Roofing shall be of a masonry or similar product.

Driveways shall be paved and only one driveway shall enter onto Boulder Park Lane.



Front yard fencing and gates, if any, shall be set back 30 feet from the edge of asphalt of Boulder Park Lane. All fencing closer to the road than the rear of the Dwelling shall be submitted for approval for material, design and overall appearance. Wrought iron and rock materials are encouraged."

SIGNED AS OF THIS 27 DAY OF April 2006, THE UNDERSIGNED DOES HEREBY CERTIFY TO BE DULY AUTHORIZED TO REPRESENT THE OWNERS LISTED IN EXHIBIT "A" ATTACHED HERETO

DECLARANT OWNER:  
Riverbluff Land Company, LLC

By: [Signature]  
Christopher L. Heftel, president

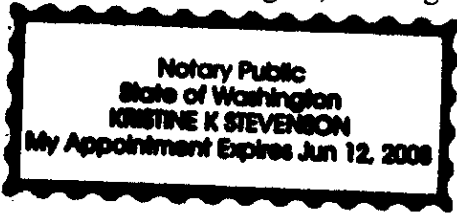
STATE OF WASHINGTON )  
County of Spokane ) : ss.

I certify that I know or have satisfactory evidence that Christopher L. Heftel signed this instrument and on oath stated that he was authorized as president of Riverbluff Land Company, LLC, to execute the instrument and acknowledged it as his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 27<sup>th</sup> day of April, 2006

[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane County.

My appointment expires 6/12/08.





RIVERBLUFF LAND CO

AMEND \$36.00

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Spokane Co, WA

EXHIBIT A

OWNERS AUTHORIZING THE FIRST AMENDMENT TO

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND MUTUAL EASEMENTS OF RIVER BLUFF ESTATES II

DECLARANT OWNER:  
Riverbluff Land Company, LLC

By: [Signature]  
Christopher L. Hefel, president

OWNERS:

[Signature]  
Rebecca Kynnap

Date: 4/27/06

[Signature]  
for Darren and Margaret Remington

Date: 4/19/06

[Signature]  
for Michael and Leslie Egan

Date: 4-27-06

[Signature]  
for Chris and Stacey Tullis

Date: 4/19/06

[Signature]  
for Andrew and Helen Biggs

Date: 4/19/08

