



**AFTER RECORDING RETURN TO:**

Susan Leggett  
13616 N River Bluff Lane  
Spokane, WA, 99208

**THIRD ADMENDMENT TO  
DELARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
AND MUTUAL EASEMENTS OF  
RIVER BLUFF ESTATES II  
Spokane, Washington**

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Declarant: River Bluff West Partners, LLC  
Association/Grantee: River Bluff Estates II Association  
Abbreviated Legal: Ptn, Sec. 2 & 3 T. 26 N, R. 42 E.; ptns Sec 34 & 35, T27N, R. 42E  
Assessor's Tax Parcel Nos: 26022.9044; 26022.9057; 26022.9061; 26026.9065; 26022.9062;  
26025.0201; 26022.0501; 26022.0502; 26026.9126; 26026.0103; 26026.0102; 26026.0101;  
27356.0101; 27356.0102; 26022.0302; 26022.0301; 27346.9123; 26022.9070; 27343.9142;  
27346.9143

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**WITNESSETH:**

The undersigned, authorized to represent the Declarant and more than 51% of the voting power of the Owner Member Class 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, amended April 27, 2006 under Auditors file No. 5371885 and amended October 30, 2012 under Auditors File No. 6143522, together with Annexation recorded March 4, 2005 under Auditor File No. 5187072, hereby amend and restate in its entirety Exhibit "C" of said Declaration as follows:

See Attached



AMENDED AND RESTATED EXHIBIT C  
To The Declaration of Covenants, Conditions, Restrictions and Mutual Easements of  
River Bluff Estates II

ARCHITECTURE & LANDSCAPING STANDARDS

No structure, fence, pool, mailbox or other improvement shall be erected, placed or altered on any Lot, and no grading, excavation, tree removal (except for emergency situations constituting a hazard to persons or property) or landscape construction, shall take place on any Lot until appropriate plans have been submitted to the Board and approved pursuant to Section 8 of this Declaration.

The following standards apply to all Lots:

Overall Criteria. The Board shall attempt to ensure a high quality of workmanship and materials, and harmony of external design, appearance, color and location in relation to surrounding structures, topography and environment.

Set Backs. Set Backs for Dwellings and Outbuildings shall be reviewed on a case by case basis according to the specific features of the Lot. At a minimum, no Dwelling or Outbuilding shall be built nearer than 150 feet to the edge of asphalt of River Bluff Lane or Boulder Park Lane, or 100 feet to the edge of asphalt of Luna Lane. There is an exception for the existing home at 13608 N. River Bluff Lane, and for Lot 1, Block 2 of River Bluff Estates II Large Lot Subdivision. Building set backs from side and rear lot lines and deer corridor edges shall be at least 25 feet for Lots greater than 2 acres in size and at least 20 feet for Lots 2 acres or less in size.

Landscaping – General. Lots shall be maintained in a reasonable state of repair, cleanliness and neatness and free of hazards. Noxious weeds shall be kept under control. Sound forestry management practices shall be observed. Use of natural vegetation is encouraged. Water wise landscape designs that minimize the need for irrigation should be utilized.

Landscaping – Defensible Space for Fire Protection. This is composed of two zones. As fire is a natural part of the environment in this development, addressing the potential hazards and creating a defensible space around each home is essential. The guidelines below for creating and maintaining two zones of defensible space shall be followed. Adjustments for unique features of individual lots may be made with the prior approval of the Board.

Zone 1	Zone 2
30	50

**Zone 1:** This is a 30 foot radius around your home which needs to be “Lean & Clean”. It is a non-flammable zone. Lean – minimal dead woody vegetation. Clean – free of pine needles, fire wood and other flammable litter. Fire resistant plants are recommended, deciduous trees are recommended. Ponderosa pine are allowed in small clusters as long as the branches are 10 feet from the structure and other pine trees. Dead wood and litter shall be regularly removed from around the trees.

**Zone 2:** “Trim and Prune” This zone extends from zone 1, the additional distance as shown in above table. The “trim” is aimed at pre-commercial thinning, spacing the trees to at least 5 feet between live crowns. The “prune” is to eliminate ladder fuels allowing the fire to climb into the crowns. Pruning height is 8 to 10 feet. Debris is removed or reduced by either chipping, or burning. Depending on time of year, larger material may need to be treated to minimize risk of IPS beetle infestation.

**Entire Property:** Annual maintenance and especially after wind storms to remove flammable debris is necessary. Periodic maintenance, after a good Ponderosa Pine seed year is needed to remove small seedlings.

Fences and Hedges: Height and Style. Fences visible from Lanes should be highly attractive and designed and colored to not stand out in appearance. Fences in excess of 6 feet in height should be limited to areas appropriate for exclusion of deer. All fencing should be of high quality and well maintained. Chain link and similar fences should be located only in areas not highly visible from Lanes and constructed with vinyl coated black, green or brown material. Front yard fencing is discouraged and shall receive a higher level of scrutiny, and front yard set back of fences shall be evaluated also in relation to the set back of neighboring fencing, if any. Front yard fencing shall be set back at least 30 feet from the Lot line or edge of Lane asphalt, whichever is greater.

Requirements from the Habitat Management Plan:

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

Leave the vegetation of the deer corridors essentially intact. 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.

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.

Building Materials: Roof Construction. Roofs shall have at least Class B noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames

or embers. Wood shakes on roofs are specifically prohibited. Wood shakes on siding are only allowed in small quantities and then only if maintained with a fire retardant treatment.

Outbuildings: Outbuildings shall only be allowed in cases where, in the opinion of the Board, the location and appearance is compatible with the Dwelling on the Lot and its surroundings. For Outbuildings visible from a Lane or near the Dwelling, the outward architectural style shall be very similar to that of the Dwelling on the Lot, and shall not total more than 75% of the footprint of the Dwelling or exceed the elevation of the Dwelling. For Lots less than 2 acres in size, the foot print of an Outbuilding shall not exceed 450 square feet.

Street Lights, Driveway Entrance. Upon construction of a Dwelling on a Lot, the Owner shall construct and maintain, at their own expense, a lit driveway entrance architecturally compatible with the external appearance of the surroundings. The lights in said driveway entrance shall be non-glare and kept lit from dusk until dawn.

Private Drives. For any Lot accessed from a paved Lane, the first 300 feet of driveway shall be paved within 12 months of completion of a Dwelling or Outbuilding on the Lot. The first 50 feet of the driveway shall be paved with black asphalt. The remaining length of pavement may be asphalt, brick, pavers or concrete, or a similar material. For each Lot, only one driveway shall enter the Lane.

External Lights. All external lighting shall not be glare, including mercury vapor lights.

Mailboxes, address signage. The design and placement of mailboxes and newspaper receptacles, if any, and street address labeling, shall be a part of and in aesthetic harmony with the lit Lot entrance, the external appearance of the Dwelling, and the landscaping surrounding the Lot entrance.

Sight Distance at Intersections. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the road edge lines and a line connecting them at points 40 feet from the intersection of a road edge line extended. The same sight-line limitations shall apply on any Lot within 10 feet from the intersection of a road edge line with the edge of a driveway or alley. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Antennas. No radio or television antenna shall be permitted to extend more than 10 feet above the roof line of any structure on any Lot without the written approval of the Board.

Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently except, with the prior approval of the Board, for up to twelve months during active construction of a Dwelling.

Pools – Permanent “above ground” pools are not allowed. Temporary “above ground” pools shall be substantially out of view from the lanes. “In-ground” pools shall be located in areas behind the Dwelling and mostly out of view from the Lanes (or in areas apart from the Dwelling and totally out of view from the Lanes). Fencing plans shall be an integral part of the approval review for pools, and should include privacy fencing where appropriate. Fencing/safety requirements must comply with all applicable government regulations. Before beginning construction, the Owner shall submit to the Board copies of all approved permits related to the pool, in addition to plans. After completion the Owner shall submit to the Board copies of applicable inspection reports.

**River Bluff Lane and Luna Lane - The following standard applies to those Lots NOT accessed from Boulder Park Lane:**

Dwelling and Garage Size.

The main ground floor area, or building footprint of the Residential Dwelling on any Lot, exclusive of day-light basements and one-story open porches but including attached garages shall be not less than 2,600 square feet for a one-story dwelling, nor less than 2,200 square feet for a two-story dwelling. All Dwellings must include finished living space on the main floor of at least 1,750 square feet. For Lots less than 2 acres in size, building footprint size should not be greater than what appears appropriate for the setting and characteristics of the Lot.

**Boulder Park Lane - The following additional standards apply to Lots on Boulder Park Lane:**

Dwelling and Garage Size. The main floor footprint size of Dwelling, including garage, shall be no less than 3,800 square feet.

External Appearance. All Dwellings 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.

Additional standard for Siding. 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.

Additional standard for Roofs: Roofing shall be of a masonry or similar product.

Additional standard for Fencing: Wrought iron and rock materials are encouraged.