



Foster Pepper PLLC
Attention: Gary N. Ackerman
1111 Third Avenue, Suite 3000
Seattle, Washington 98101-3299

AMENDMENT NO. 1 TO
DECLARATION ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS
AND RESERVATIONS
FOR
RIVER RANCH ON THE LITTLE SPOKANE

Grantor: RIVER RANCH HOMEOWNERS ASSOCIATION, a
Washington corporation
Additional names on pg. N/A

Grantee: RIVER RANCH HOMEOWNERS ASSOCIATION, a
Washington corporation
Additional names on pg. N/A

Legal Description: W1/2 of the NE 1/4 and W1/2 of Sec. 34, T. 28 N, R. 43 E, W.M.
in Spokane County
Official legal description on Exhibit A

Assessor's Tax Parcel ID#: 383430401 through 383430422

Reference # (if applicable): 5524697; 5592809
Additional numbers on pg. N/A

STATE OF WASHINGTON)
COUNTY OF Spokane) ss.

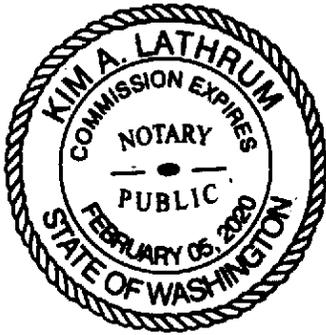
I certify that I know or have satisfactory evidence that Rick Harris is the person who appeared before me, and said person acknowledged the he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary of River Ranch Homeowners Association, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 6/22 day of June, 2016.

Kim A. Lathrum
(Signature of Notary)
KIM A. LATHRUM

(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at Clawson, WA
My appointment expires 2/5/2020



Unofficial Document

RIVER RANCH HOMEOWNERS ASSOCIATION
CLASS A OWNERS SPECIAL MEETING JUNE 1, 2016
MEETING MINUTES

Attendees: Mr. and Mrs. Harris (owners of Lot 12), Robert Draper as Sr. Vice President, Columbia State Bank (owner of Lots 1-5, Lot 8, Lots 10-11, Lots 13-20 & Lot 22).

1. Meeting called to order at 11:05 a.m. Those present agreed that notice was provided as called for in Bylaws. A quorum of owners (18 of the 22 lots) were present and the meeting was called to order.

2. Moved and seconded, notice of special meeting properly and timely sent. Unanimous passage by voice vote.

3. Nominations for Position of Trustee:

Rick Harris

Mike Cook

Robert M.B. Draper as Sr. Vice President, Columbia State Bank.

4. All three nominees were approved unanimously by Owners present.

5. Mr. Draper advised that there is a pending sale of the 17 lots owned by Columbia State Bank. He advised that if the sale closes, as it is scheduled, he will withdraw and it will be up to the new and remaining owners to elect trustees.

6. General discussion of Architectural Committee. It will be up to the Board of Trustees to appoint members of that Committee. Discussed that there have been some deviations from current guidelines. R. Harris noted that Mr. Draper had waived the existing guidelines for M. Cook.

7. Moved and seconded to amend Declaration Establishing Covenants, Conditions and Restrictions and Reservations for River Ranch on the Little Spokane as stated in the notice.

8. Written votes received from owners of 18 lots, copies made for the owners present. Motion carried unanimously.

9. Photocopies of the vote were provided to R. Harris and R. Draper.

10. New business: motion made and seconded to authorize R. Draper, as Sr. Vice Pres., Columbia State Bank, to sign documents reasonably necessary to effect amendment to CCRs as approved in items 7-8 above. Passed unanimously, written votes taken and witnessed.

11. Meeting adjourned at 11:40 a.m. June 1, 2016.