

RETURN NAME and ADDRESS



JOSEPH D. JARVIS

2223 S. Chapman Road

Greenacres, WA 99016

Please Type or Print Neatly and Clearly All Information

Document Title(s)

First Amendment to Declaration of Covents, Conditions and Restrictions

Reference Number(s) of Related Documents

6388677

Grantor(s) (Last Name, First Name, Middle Initial)

JOSEPH D. JARVIS and REBECCA A. JARVIS

Grantee(s) (Last Name, First Name, Middle Initial)

MOONRISE RIDGE HOMEOWNERS ASSOCIATION

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

30-25-45 NE

Assessor's Tax Parcel ID Number

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

After Recording Return to:

Joseph D. Jarvis
2223 S. Chapman Rd.
Greenacres, WA 99016

REFERENCE NO.: 6388677

GRANTOR: Joseph D. Jarvis and Rebecca A. Jarvis

GRANTEE: Moonrise Ridge Homeowners Association

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
MOONRISE RIDGE SHORT PLAT**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOONRISE RIDGE SHORT PLAT (hereafter referred to as "Declaration") is made and entered on May 27th, 2015, by the undersigned Owners and Joseph D. Jarvis ("Declarant"), to amend the Declaration of Covenants, Conditions and Restrictions for Moonrise Ridge Short Plat recorded April 16, 2015 in the Office of the Spokane County Auditor under Recording No. 6388677 ("Declaration"). The Declaration is amended by this First Amendment as follows:

1. Article VII.D is deleted in its entirety and replaced with the following:

D. Irrigation of Common Maintenance Areas A & B. One irrigation valve, line and stub shall be supplied by Lot #8 for the purpose of irrigation of grass and landscaping within Common Maintenance Area A lying within Lot #8. One irrigation valve, line and stub shall be supplied by Lot #2 for the purpose of irrigation of grass and landscaping within Common Maintenance Area B lying within Lot #2. The Lot Owners of Lots #2 and #8 shall be reimbursed by the Association on an annual basis in the amount of \$45.00 dollars per year for the use of the water to irrigate the respective Common Maintenance Areas. The valve, line and stub from each lot shall be supplied at the time that each Lot Owner installs their respective irrigation systems. The Association shall be responsible for the continued operation, maintenance and repair of the portion of the sprinkler system in order to adequately irrigate the grass and landscaping on these Common Areas.

2. Except as modified by this First Amendment, the Declaration shall remain unchanged, and in full force and effect.

3. The undersigned, certify and confirm that they represent 100% of the Owners and the Declarant, and that this Amendment complies with Article XVIII.B of the Declaration.

4. This Amendment is effective upon recording with the Spokane County Auditor.

IN WITNESS WHEREOF the undersigned Owners and Declarant herein have hereunto set their hands this 27th day of May, 2015.

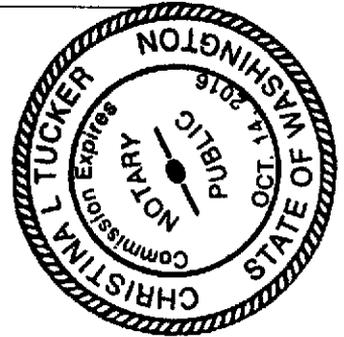
OWNERS:

DECLARANT:

Joseph D. Jarvis
JOSEPH D. JARVIS

Joseph D. Jarvis
JOSEPH D. JARVIS

Rebecca A. Jarvis
REBECCA A. JARVIS



STATE OF WASHINGTON)
)
County of Spokane) :ss

I certify that I know or have satisfactory evidence that JOSEPH D. JARVIS is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 27, 2015.

Christina L. Tucker
Notary Public in and for the State
of Washington, residing at Spokane
My Appointment Expires: Oct. 14, 2016

STATE OF WASHINGTON)
)
County of Spokane) :ss

I certify that I know or have satisfactory evidence that REBECCA A. JARVIS is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 27, 2015.

Christina L. Tucker
Notary Public in and for the State
of Washington, residing at Spokane
My Appointment Expires: Oct. 14, 2016

