



Return Address:

Joseph P. Delay  
DELAY, CURRAN, THOMPSON,  
PONTAROLO & WALKER, P.S.  
601 W. Main Avenue, Suite 1200  
Spokane, WA 99201

**FIRST AMENDED  
PHASE III ADDITION TO  
STONE HORSE BLUFF DECLARATIONS OF COVENANTS**

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Grantor:	Stone Horse Bluff Development, LLC
Grantee:	Public
Abbreviated Legal:	SE¼ Sec 5, T. 26N, R. 43E Phase III
Assessor's Tax Parcel No:	36054.0184; 36054.0185; 36054.0186, 36054.0187

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6428246#

WHEREAS, Stone Horse Bluff Development, LLC, has previously filed and recorded in the office of the Spokane County Auditor on May 3, 2013, under Document No. 6204242, Declarations of Covenants, Conditions and Restrictions for Stone Horse Bluff Development consisting of Pages 1 through 31;

WHEREAS, the aforesaid Covenants, Conditions and Restrictions for Stone Horse Bluff Development, LLC, provide that additional properties may be added and be made subject to the Declaration of Covenants, Conditions and Restrictions for Stone Horse Bluff Development;

WHEREAS, Phase III Addition to Stone Horse Bluff Declaration of Covenants was filed and recorded in the office of the Spokane County Auditor on August 21, 2015, under Document No. 6428246. Wherein an error was made in omitting Assessor's Tax Parcel Numbers 36054.0184 and 36054.0186, and it is necessary to amend Phase III addition to Stone Horse Bluff Declaration of Covenants to include the omission of the aforesaid two parcels.

NOW THEREFORE, Declarant does hereby amend Phase III Addition to Stone Horse Bluff Declaration of Covenants filed of record

on August 21, 2015, as Document No. 6428246 by adding Assessor's Tax Parcel Numbers 36054.0184 and 36054.0186, and except as herein amended, Phase III Addition to Stone Horse Bluff Declaration of Covenants shall remain in full force and effect.

The legal description for PHASE III is attached hereto and incorporated herein.

Stone Horse Bluff PUD PHASE III is a portion of Blocks 151, 152, 156, 157, 158, 159, 162 and 163, and of vacated Center Street and vacated Morton Street in FIRST ADDITION TO CITY OF GARDENS, according to Plat thereof recorded in Volume Q of Plats, Page 39, in the Southeast Quarter of Section 5, Township 25 North, Range 43, East W.M., in Spokane County, Washington.

Except as herein modified, Declarant adopts all the remaining Covenants and Conditions for Stone Horse Bluff Phase I, Phase II and Phase III, hereinbefore referred to.

Executed this 31 day of August, 2015.

DECLARANT:  
Stone Horse Bluff, LLC  
  
\_\_\_\_\_  
Harley C. Douglass  
Manager/Sole Member

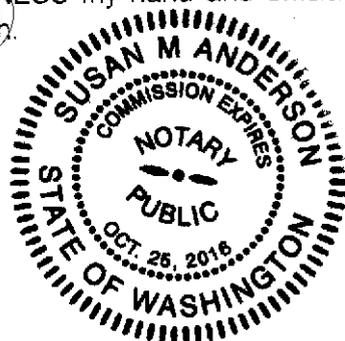
STATE OF WASHINGTON )

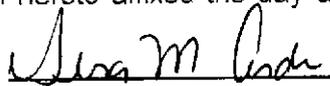
ss.

County of Spokane

On this 31 day of August, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Harley C. Douglass, Manager and Sole Member of Stone Horse Bluff, LLC, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



  
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NOTARY PUBLIC in and for the  
State of Washington, residing at  
Spokane. Appt. expires: 10-25-16

**LEGAL DESCRIPTION  
STONE HORSE BLUFF PHASE 3 P.U.D.**

THOSE PORTIONS OF BLOCKS 151, 152, 156, 157, 158, 159, 162 AND 163, AND OF VACATED CENTER STREET AND VACATED MORTON STREET IN FIRST ADDITION TO CITY GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q" OF PLATS, PAGE 39, IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N00°36'52"E 660.59 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°36'52"E 516.94 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF STONE HORSE BLUFF P.U.D. PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 37 OF PLATS, PAGES 24-25 THE FOLLOWING EIGHT (8) COURSES: 1) S89°57'27"W 885.32 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 8 OF SAID PHASE 2; 2) THENCE N00°02'33"W 149.00 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 5 OF SAID PHASE 2; 3) THENCE S89°57'27"W 82.52 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 OF SAID PHASE 2; 4) N00°02'33"W 115.00 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 5 OF SAID PHASE 2; 5) THENCE S89°57'27"W 155.54 FEET ALONG THE SOUTHERLY LINE OF TRACT G3 OF SAID PHASE 2; 6) THENCE S79°37'52"W 72.50 FEET ALONG THE SOUTHERLY LINE OF TRACT G3 OF SAID PHASE 2; 7) THENCE S66°05'20"W 73.06 FEET ALONG THE SOUTHERLY LINE OF TRACT G3 OF SAID PHASE 2; 8) THENCE N30°52'54"W 105.54 FEET ALONG THE SOUTHWESTERLY LINE OF TRACT G3 OF SAID PHASE 2; THENCE S87°32'46"W 71.46 FEET; THENCE S18°10'36"W 125.00 FEET; THENCE S22°41'40"W 76.65 FEET; THENCE S42°11'48"W 90.47 FEET; THENCE S87°13'34"W 52.38 FEET; THENCE S05°25'57"E 49.93 FEET; THENCE S15°06'29"E 49.93 FEET; THENCE S24°47'01"E 49.93 FEET; THENCE S34°27'34"E 49.93 FEET; THENCE S85°38'50"E 33.51 FEET; THENCE S21°07'31"W 100.00 FEET; THENCE S39°16'42"W 50.03 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT 416.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N39°16'42"E, THROUGH A CENTRAL ANGLE OF 15°24'00", AN ARC LENGTH OF 111.81 FEET; THENCE S23°52'42"W 38.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT 454.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N23°52'42"E, THROUGH A CENTRAL ANGLE OF 00°57'31", AN ARC LENGTH OF 7.60 FEET; THENCE S22°55'11"W 110.00 FEET; THENCE S00°58'17"E 50.71 FEET TO THE SOUTH LINE OF SAID BLOCK 159; THENCE N89°57'13"E ALONG THE SOUTH LINES OF SAID BLOCKS 159, 162 AND 163 A DISTANCE OF 1486.15 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 AND THE POINT OF BEGINNING;

EXCEPT THE EAST 27.00 FEET THEREOF FOR PERRY STREET;

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.