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REQUESTED BY Peter Witherspool

JUL 23 4 40 PM '86

AMENDMENT TO

WILLIAM E. DONAHUE

ARBITOR

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DECLARATION OF

SPOKANE COUNTY, WASH.
DEPUTY

714 WMSB Bldg 99201

MIROR

COVENANTS, CONDITIONS AND RESTRICTIONS

OF

WEST TERRACE

Unofficial Document

AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
WEST TERRACE

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions of West Terrace recorded under Spokane County Auditor's File No. 8606110288 is made and entered into as of the 25th day of June, 1986, and deals with that certain property in the County of Spokane, State of Washington, which is legally described as West Terrace Addition, as per plat thereof recorded under Spokane County Auditor's File No. 8606110243 in Book 18 of Plats at page 10.

THE FIRST PREAMBLE of the Declarations of Covenants, Conditions and Restrictions of West Terrace is hereby amended to read, in full, as follows:

WHEREAS, Declarant is the owner of certain property in the County of Spokane, State of Washington, which property is more particularly described as West Terrace Addition, as per plat thereof recorded in Book 18 of Plats, at page 10, and which plat was recorded under Spokane County Auditor's File No. 8606110243, hereinafter referred to as the "Property", and

PARAGRAPH 1.11 of Article 1 of the Declaration of Covenants, Conditions and Restrictions of West Terrace is hereby amended to read as follows:

1.11 "Limited Common Property" shall mean and refer to the land, together with any improvements constructed or to be constructed thereon, described as Lot 7, Block 1; Lot 10, Block 2; and Lot 9, Block 7 of West Terrace Addition. The Limited Common Property shall be owned in common by the Limited Common Property owners.

PARAGRAPH 1.12 of Article 1 of the Declaration of Covenants, Conditions and Restrictions of West Terrace is hereby amended to read as follows:

1.12 "Limited Common Property Owners" shall mean and refer to the Owners of Lots 1 through 5, Block 1; Lots 1 through 8, Block 2; Lots 1 through 4, Block 3; and Lots 1 through 7, Block 7 of West Terrace Addition. The Limited Common Property Owners shall

own, pay taxes on and be solely responsible for the management, operation and maintenance of the Limited Common Property.

ARTICLE 1 of the Declaration of Covenants, Conditions and Restrictions of West Terrace is hereby amended to include the following new paragraph:

1.22 "Common Property" shall mean and refer to the land, together with any improvements constructed or to be constructed thereon, described as Lots 6 and 8, Block 1; Lots 9 and 11, Block 2; and Lots 5 and 6, Block 3 of West Terrace Addition. The Common Property shall be owned by the Association which shall pay taxes on and be solely responsible for the management, operation and maintenance of the Common Property.

ARTICLE 2 of the Declaration of Covenants, Conditions and Restrictions of West Terrace is hereby amended to include the following new paragraph:

2.2.5 Common Property. The Common Property within the Project shall be owned by the Association. Each Owner of a Lot in the Project shall be a member of the Association and, as such, shall have the right to an easement of use and enjoyment in and to the Common Property.

Except as otherwise specifically amended herein, the original Declaration of Covenants, Conditions and Restrictions of West Terrace recorded under Spokane County Auditor's File No. 8606110288 shall remain in full force and effect.

DECLARANT:
WEST TERRACE JOINT VENTURE

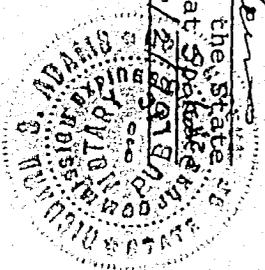
By Charles R. Klar
CHARLES R. KLAR, President of
Charles Klar Real Estate, Inc.,
Managing Partner

STATE OF WASHINGTON)
)
) SS.
County of)

On this 30th day of June, 1986, before me personally appeared CHARLES R. KLAR, to me known to be the President of Charles Klar Real Estate, Inc., Managing Partner of West Terrace Joint Venture, the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Robert D. Brown
NOTARY PUBLIC in and for the state of Washington, residing at Spokane, WA.
My commission expires: 6/2/87



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