WEST TERFACE OF

COVENANTS, CONDITIONS AND RESTRICTIONS

714 W. 8TH ST. 99201

DECLARATION OF

AMENDMENT TO

MINOR

SPOKANE COUNTY, WASH.

BROWNING JURISDICTION

PETITION WITH RESPECT TO

File No. 831, Page 1213

8607230285
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, President of
Charles Klar Real Estate, Inc.,
Managing Partner
My commission expires: 6/11/68

Residing at: 333 5th Ave

STATE OF WASHINGTON
COUNTY OF KING

IN WITNESS WHEREOF, I have heretofore set my hand and seal the

day and year first above written.

IN WITNESS WHEREOF, I have heretofore set my hand and seal the

_\(\text{ SEAL }\)

is the corporate seal of said corporation and that the seal affixed is the corporate seal of said corporation.

is authorized to execute said instrument and that the seal affixed and purposes thereunder mentioned, and on oath stated that he is free and voluntarily act and deed of said corporation, for the uses for executing instrument and acknowledged said instrument to be the

executed within and for the purposes hereof, the corporation that executed the within and for the purpose of

20th day of June, 1986, before me personally appeared CHARLES R. K-seeking, to me known to be the president or

COUNTY OF WASHINGTON
STATE OF WASHINGTON

\[\text{ss.}\]

\(\text{Vol. 331, Place 1276}\)