

After recording, return to
FRUITVALE, LLC
1911 SW Campus Drive #774
Federal Way, WA. 98023

SUPPLEMENTAL DECLARATION TO COVENANTS, CONDITIONS AND RESTRICTIONS for WEST TERRACE THIRD ADDITION P.U.D.

Grantor: NORTH DIVISION COMPLEX, LLC

Grantee: The Public

Legal Description: Lots 1-7 and Tract 1 of Short Plat SP 1562-12

Assessor's Tax Parcel No. 24074.2307, 24074.2306, 24074.2305, 24074.2304, 24074.2303, 24074.2302, 24074.2301, and 24074.2308

THIS Supplemental Declaration ("Supplemental Declaration") is made by NORTH DIVISION COMPLEX, LLC, a Washington Limited Liability Company ("North Division"), and FRUITVALE LLC, a Washington Limited Liability Company ("Fruitvale") to amend and supplement the Declaration Establishing Covenants, Conditions and Restrictions for West Terrace Third Addition P.U.D. ("Declaration") recorded March 1, 2005 in the Office of the Spokane County Auditor under Auditor's Recording No. 5185120. The Declaration is further amended and supplemented as follows:

ANNEXATION OF ADDITIONAL PROPERTIES

1. This Supplemental Declaration is executed in accordance with Section 10.1 of the Declaration for the annexation and subjection of the real property described on Exhibit "A" attached hereto ("Additional Property") into the Property covered by the Declaration. This annexation will be effective upon the filing of this Supplemental Declaration with the Spokane County, Washington Auditor.

2. The provisions of Section 4.1 of the Declaration, as it relates to the Additional Property described herein, shall be amended as follows:

a. No dwelling on any Building Lot shall contain less than 1,400 square feet of living space for a single level home, or 1,000 square feet on the main floor for a home with more than one story.

b. All other terms of Section 4.1 of the Declaration not inconsistent with paragraph 2(a) above shall remain unchanged and in full force and effect as applied to the Additional Property described in this Supplemental Declaration.

3. This Supplemental Declaration shall be binding upon and inure to the benefit of the owners of all portions of the property covered by the Declaration, including the Additional Property.

4. Except as supplemented and amended by this Supplemental Declaration, the Declaration shall remain unchanged.

DECLARANT


Robert Heitman, Jr., Member
NORTH DIVISION COMPLEX, LLC

OWNER and/or DEVELOPER OF ADDITIONAL PROPERTY


Stephen C. Bowman, Manager
FRUITVALE, LLC

Unofficial Document

STATE OF WASHINGTON)

COUNTY OF Spokane) ss.

On this 2 day of April, 2014, I certify that I know or have satisfactory evidence that ROBERT HEITMAN, MEMBER OF NORTH DIVISION COMPLEX, LLC is the person who appeared before me, that the corporation executed the foregoing instrument, and acknowledged the said instrument to 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 the said instrument.



Janice Hicks

(Signature of Notary)

Notary public in and for the state of

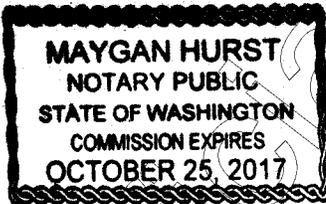
Washington, residing at: Spokane

My appointment expires: 11-27-14

STATE OF WASHINGTON)

COUNTY OF Pierce) ss.

On this 20th day of MARCH, 2014, I certify that I know or have satisfactory evidence that STEPHEN C. BOWMAN, Manager of FRUITVALE, LLC is the person who appeared before me, that the corporation executed the foregoing instrument, and acknowledged the said instrument to 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 the said instrument.



Maygan Hurst

(Signature of Notary)

Notary public in and for the state of

Washington, residing at: Tacoma, WA

My appointment expires: 10-25-17

Unofficial Document

EXHIBIT A

Legal Description

Lots 1-7 and Tract 1 of Final Short Plat SP-1562-12, according to the plat thereof recorded in Volume 28 of Short Plats, Page(s) 33 and 34, records of Spokane County, Washington.

SITUATE IN THE COUNTY OF SPOKANE, WASHINGTON.

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