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Amendment WHISPERWOOD HOA
Spokane County Washington



FILED FOR RECORD AT THE REQUEST OF:

Whisperwood Homeowners Association

15405 E 19th. Lane

Spokane Valley, WA 99037

DOCUMENT TITLE:

AMENDMENT TO THE REVISED/REPLACEMENT DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR WHISPERWOOD, A PLANNED UNIT DEVELOPMENT LOCATED IN SPOKANE VALLEY, WASHINGTON.

NAME & REFERENCE NUMBER OF RELATED DOCUMENTS:

Revised/Replacement Declarations of Covenants, Conditions, Restrictions and Reservations of Easements for Whisperwood, a Planned Unit Development located in Spokane Valley, Washington, recorded February 26, 1993, under Auditors file #9302260480 and Amendment filed on March 8, 2002 under Auditors file #4699474; Amendment filed October 31, 2002 under Auditors file #4794978; Amendment filed May 2, 2003 under Auditors file #4887368; Amendment filed May 19, 2009 under Auditors file #5793121 and Amendment filed May 11, 2011 under Auditors file #5998619

*BOOK 1399
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PARTY:

WHISPERWOOD HOMEOWNERS ASSOCIATION

LEGAL DESCRIPTION:

All real property within the plat known as Whisperwood First Addition, a Planned Unit Development, as recorded in Volume 20 of Plats, Page 66, situate in the County of Spokane, State of Washington, and all real property located within the plat known as Whisperwood Second Addition, a Planned Unit Development, as recorded in Volume 22 of Plats, Page 62, situate in the County of Spokane, State of Washington

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AMENDMENT TO THE REVISED/REPLACEMENT DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR WHISPERWOOD, A PLANNED UNIT DEVELOPMENT LOCATED IN SPOKANE VALLEY, WASHINGTON.

This amendment is made this 23 day of April, 2012, to amend that certain Revised/Replacement Declarations of Covenants, Conditions, Restrictions and Reservations of Easements for Whisperwood, a Planned Unit Development located in Spokane Valley, Washington, recorded February 26, 1993, under Auditors file #9302260480 and Amendment filed on March 8, 2002 under Auditors file #4699474; Amendment filed October 31, 2002 under Auditors file #4794978; Amendment filed May 2, 2003 under Auditors file #48877368; Amendment filed May 19, 2009 under Auditors file #5793121 and Amendment filed May 11, 2011 under Auditors file #5998619

SAID REVISED/REPLACEMENT DECLARATION IS HEREBY AMENDED WITH RESPECT TO THE FOLLOWING PROVISIONS ONLY AND ALL OTHER PROVISIONS THEREOF NOT CHANGED BELOW SHALL REMAIN IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED.

1)

Article V-Section 5.03 (page 11)

Presently reads: "Standard fidelity bonds covering all members of the Board of Directors of the Association and other employees and volunteers of the Association as and in an amount as determined by the Board of Directors, but not less than two times the the sum of the annual Common Assessments of the Association.

Change to: "Standard Fidelity bonds covering all members of the Board of Directors of the Association, other employees and volunteers of the Association, **and all employees of any management company contracted by the association** as and in an amount as determined **annually** by the Board of Directors, **but not less than One Hundred Thousand Dollars (\$100,000). Should current balance of association funds exceed \$100,000 the Board of Directors of the Association shall immediately review and determine whether balance will be**

sustained and if so increase the fidelity bond by any current balance plus a minimum 25% allowance for future growth.”

2)

Article X-Section 10.03 (page 22)

Last sentence presently reads –“Parking for passenger vehicles, are to be in each Dwelling Unit’s garage or driveway or in front of each Dwelling Unit on the private street.”

Change to: “Parking for passenger vehicles must be within the owner’s garage, driveway, on the street or at the clubhouse parking lot. Overnight parking on any street will not be allowed.”

3)

Article 1a (page 7)

Last sentence presently reads-“Any dwelling Unit sold after November 2, 2002 shall have at least one owner who is 55 years of age or older.”

Change to –“Any dwelling Unit sold after November 2, 2002 shall have at least one owner/occupant who is 55 years of age or older.”

4)

Article V-Section 10.01 (page 22)

First sentence reads-“Each Dwelling Unit shall be occupied by the owner and used as a residence for a single family and for no other purpose.”

Change to-Each Dwelling Unit shall be occupied by an owner at least age 55 or older and used as a residence for a single family and for no other purpose.

Mike McEnaney  President

Marvel Hinrichs  Secretary

STATE OF WASHINGTON

COUNTY OF SPOKANE

On this 23rd day of April 2012, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Mike McEnaney to me to be known as the President and Marvel Hinrichs to me known to be the Secretary of the Board of Directors of the Whisperwood Homeowners Association, a Washington non-profit corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said entity, for the use and purposes therein mentioned and on oath stated that they were authorized to execute the said instrument.



William D. Cash

Notary Public in and for the State of Washington

Residing in Spokane Valley, Washington

My commission expires January 1, 2016

Unofficial Document