

Filed for Record by:



Willow Crest Homeowner's Association

705 North Willow Crest Lane

Spokane Valley, WA 99216

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Grantor: Willow Crest Homeowner's Association

Grantee: The Public

Abbreviated Legal: A PTN of the SW ¼ of Section 15, Township 25 North,  
Range 44 EWM, Spokane County, Washington

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**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WILLOW  
CREST A PLANNED UNIT DEVELOPMENT SPOKANE, WASHINGTON**

The undersigned as the duly elected Officers of the Board of Directors of the Willow Crest Homeowner's Association hereby make the following recitals:

WHEREAS the Willow Crest Homeowner's Association (Association) desires to amend certain provisions of the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WILLOW CREST A PLANNED UNIT DEVELOPMENT SPOKANE, WASHINGTON dated October 29, 1992 (hereinafter "Declaration");

WHEREAS pursuant to Section 11.2 of the Declaration amendments are permitted with the written approval or by proxy of two-thirds of the voting power of the Association; and

WHEREAS the undersigned Officers have obtained written approval or proxy approval from two-thirds of the voting power of the Association for the herein amendment.

NOW THEREFORE based upon the herein contained certification of approval, the following amendment to the Declaration is hereby adopted and implemented by the Association:

Paragraph 7.1 of the Declaration is hereby amended to read as follows:

**7.1 Owner's Maintenance Responsibilities. Each Owner shall have responsibility of maintaining the exterior of their residence and maintaining all gardens, flower beds and landscaping visible to the roadways inside and outside of the association and all other buildings and improvements located upon their lot according to standards which shall be established by the Board of Directors of the Association. The color and brand of any paint, stain, oil, or other preservative applied to the exterior of any residence or outbuilding must first be approved by the Architectural Control Committee. If the exterior or landscaping of any residence falls below the standards established, and exterior maintenance shall be deemed necessary by the Board of Director or the Architectural Control Committee, the same shall have the authority to send written notice to the Owner of such residence setting forth the maintenance deemed necessary. In the event, such maintenance is not satisfactorily performed within forty-five (45) days of receipt of such notice, the Board shall be entitled to perform or contract for the performance of all such necessary maintenance and the costs thereof shall be a special assessment against the lot as provided for herein.**

All other provisions of the Declaration shall remain unchanged.

Dated this 19<sup>th</sup> day of May, 2017.

WILLOW CREST HOMEOWNER'S ASSOCIATION BOARD

By: David B. Martin

President

Attested to: Lynde Nauert

Secretary

State of Washington )

) ss

County of Spokane )

On this 19<sup>th</sup> day of May, 2017, personally appeared before me David Martin, President of the Willow Crest Homeowner's Association and Lynde Nauert, Secretary of the Willow Crest Homeowner's Association and signed the within and foregoing document as the free and voluntary act of the Association for the uses and purposes mentioned therein.

Valerie J. Summers

Notary Public in and for the State of

Washington. Residing at MICA.

My commission expires: 3-9-20.

