

Amendment to page 2 of covenants for WOODFIELD, recorded in Spokane County  
Auditors office #8301100214

Section 1.03 "Common Assessment" shall mean the monthly charge against each Owner and his Lot, representing a portion of the total, ordinary costs of maintaining, improving, repairing, replacing, managing and operating the Common Area and Landscape Maintenance Areas.

Section 1.04 "Special Assessment" shall mean a charge against a particular Owner and his Lot, directly attributable to the Owner, equal to the cost incurred or a fine levied by the Association for corrective action pursuant to the provisions of this Declaration or for maintenance at the Owner's request of any part of his Lot or Dwelling Unit not maintained as a part of the Landscape Maintenance Areas.

Section 1.05 "Reconstruction Assessment" shall mean a charge against each Owner and his Lot, representing a portion of the cost to the Association for reconstruction of any portion of the Improvements on the Common Area pursuant to the provisions of this Declaration.

Section 1.06 "Capital Improvement Assessment" shall mean a charge against each Owner and his Lot, representing a portion of the costs to the Association for installation or construction of any Improvements on any portion of the Common Area or Landscape Maintenance Areas which the Association may from time to time authorize, pursuant to the provisions of this Declaration.

Section 1.07 "Association" shall mean WOODFIELD HOMEOWNERS' ASSOCIATION, a corporation formed under the General Nonprofit Corporation Law of the State of Washington, its successors and assigns.

Section 1.08 "Beneficiary" shall mean a mortgagee under a mortgage or a beneficiary under a deed of trust, as the case may be, and the assignees of such mortgagee or beneficiary.

Section 1.09 "Board" or "Board of Directors" shall mean the Board of Directors of the Association.

Section 1.10 "By-Laws" shall mean the By-Laws of the Association.

Section 1.11 "Close of Sale" shall mean the date on which a deed or real estate contract is recorded conveying a Lot to a purchaser.

Section 1.12 "Common Area" shall mean all the real property and Improvements, including, without limitation, landscaped areas, recreational facilities, ponds, roadways and walkways, which are owned by the Association for the common use and enjoyment of all of the Owners. The Common Area to be so owned by the Association shall be that certain real property located in the County of Spokane, State of Washington, described as follows:

LOT 52, BLOCK 1, WOODFIELD

Section 1.13 "Common Expenses" shall mean the actual and estimated costs of: Maintenance, management, operation, repair and replacement of the Common Area and Landscape Maintenance Areas, (including unpaid Special Assessments, Reconstruction Assessments and Capital Improvement Assessments), including those costs not paid by the Owner responsible for payment; the costs of any commonly metered utilities and other commonly metered charges for the Properties; costs of management and administration of the Association including, but not limited to, compensation paid by the Association to managers, accountants, attorneys and other employees; the costs of all utilities, gardening and other services benefiting the Common Area, and Landscape Maintenance Areas; the costs of fire, casualty and liability insurance, worker's compensation insurance, and other insurance all covering the Properties; the costs of bonding the members of the management body; taxes paid by the Association; amounts paid by the Association for discharge of any lien or encumbrance levied against the Properties, for the benefit of all of the Owners.

OFF. VOL. 643 PAGE 328

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REQUEST BY Larry R Wood

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SPOKANE COUNTY, WASH.  
DEPUTY

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