

Amendment to page 3 of covenants for WOODFIELD, recorded in Spokane County Auditors office #8301100214

Section 1.14. "Declaration" shall mean this instrument as it may be amended from time to time.

Section 1.15. "Deed of Trust" shall mean a mortgage or a deed of trust, as the case may be.

Section 1.16. "Dwelling Unit" shall mean a building located on a Lot designed and intended for use and occupancy as a residence by a single Family.

Section 1.17. "Family" shall mean (1) a group of natural persons related to each other by blood or legally related to each other by marriage or adoption, or (2) a group of not more than three (3) natural persons not all so related, inclusive of their domestic servants, who maintain a common household in a Dwelling Unit.

Section 1.18. "First Deed of Trust" shall mean a deed of trust or mortgage recorded prior to the due date of any common, capital improvement, special or reconstruction assessment.

Section 1.19. "First Mortgagee" shall mean a mortgagee which is a bank or savings and loan association or established mortgage company, or other entity chartered under federal or state laws, any corporation or insurance company, or any federal or state agency which holds or owns a first deed of trust on a lot.

Section 1.20. "Grantor" shall mean WOODFIELD DEVELOPMENT COMPANY, a joint venture, its successors and any Person to which it shall have assigned any rights hereunder by express written instrument.

Section 1.21. "Improvement" shall mean any structure or appurtenance thereto of every type and kind, including but not limited to buildings, outbuildings, walkways, sprinkler pipes, garages, carports, ponds, cabanas, recreational facilities, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, landscaping antennae, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior air conditioning and water-softening fixtures or equipment.

Section 1.22. "Landscape Maintenance Areas" shall mean all plantings, planted trees, shrubs, driveways and other landscaping improvements located on the lots and extending from the Common Area to the ground level foundation lines of the Dwelling Units, and includes the perimeter fence and the exterior landscape and irrigation areas originally constructed by Grantor.

Section 1.23. "Lease" shall mean any agreement for the leasing or rental of a dwelling unit.

Section 1.24. "Lot" shall mean any residential Lot shown upon any recorded parcel map of the Properties, with the exception of the Common Area.

Section 1.25. "Developed Lot" shall mean any Lot on which a Dwelling Unit has been constructed.

Section 1.26. "Undeveloped Lot" shall mean any vacant Lot which is owned by Grantor, or any other Person.

Section 1.27. "Manager" shall mean the Person appointed by the Association as its agent and delegated certain duties, powers or functions of the Association.

Section 1.28. "Member" shall mean any Person holding a membership in the Association.

Section 1.29. "Mortgage"; "Mortgagee"; "Mortgagor" shall mean any mortgage or deed of trust or other conveyance of a Lot or other portion of the Properties to secure the performance of any obligation, which will be reconveyed upon the completion of such performance. The term "Deed of Trust" or "Trust Deed" when used herein shall be synonymous with the term "Mortgage". The term "Mortgagee"

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FILED OR RECORDED:

REQUEST OF Larry R Wood

JUN 21 11 12 AM '83

WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY

L. YOUNG

\$3.00

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