

AMENDMENT TO PAGE 14 OF COVENANTS FOR WOODFIELD
RECORDED IN SPOKANE COUNTY AUDITORS OFFICE # 8301100214

provide the maximum amount of open space on each side line.

a. Minimum setback of 5.00' from each side line.

2. 5' rear lot setback required.

3. Front yard setback shall be a minimum of 25' on all lots except for lots 1, 2, 12, 13, 14, 26, 27, 28, 40, 41 and 42 which shall have a front yard setback of a minimum of 20'.

(b). Structures:

1. The main floor area of the Dwelling Units, exclusive of open porches and garage, shall not be less than one thousand four hundred (1,400) square feet.

2. All Dwelling Units to have asphalt driveway.

3. All Dwelling Units shall have cedar exterior siding and a shake roof.

4. All Dwelling Units shall have masonry fireplaces.

5. All Dwelling Units shall have a 2 car garage, 22' X 22' minimum, with an automatic garage door opener.

6. All Dwelling Units shall have either foundation or floor insulation.

7. All exterior walls, including the wall between the garage and living area, shall have a R-19 insulation rating.

8. All ceilings, above all living areas, shall have a R-38 insulation rating.

9. All windows shall be wood-clad and a minimum of double-glazed thermalpane glass.

(c). Landscaping:

1. All planting schemes must conform to the overall solar access design of the development.

a. Common Area - planting scheme to provide solar access to all lots.

b. No evergreen trees or large evergreen shrubs shall create a shadow on the south side of any Dwelling Unit.

c. All plant materials used on the south side of the Dwelling Units, that will create a shadow on the south wall, shall be deciduous.

2. Each Lot Owner shall install, within sixty (60) days of completion of the Dwelling Unit, all landscaping with an automatic irrigation system.

3. All areas indicated as sewer, water or drainage easements shall be grass only.

Section 8.04 "Meeting of the DC". The DC shall meet from time to time as necessary to perform its duties hereunder. The DC may from time to time, by resolution unanimously adopted in writing, designate an DC Representative (who may, but need not be one of its members) to take any action or perform any duties for and on behalf of the DC. In the absence of such designation, the vote of any two (2) members of the DC taken with or without a meeting, shall constitute an act of the DC.

Section 8.05 "No Waiver of Future Approvals". The approval of the DC to any proposals or plans and specifications or drawings for any work done or proposed or in connection with any other matter requiring the approval and consent of the DC, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matter whatever subsequently or additionally submitted for approval or consent.

Section 8.06 "Compensation of Members". The members of the DC shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder.

FILED OR RECORDED?

REQUEST OF Larry R Wood

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WILLIAM E. DONAHUE
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SPOKANE COUNTY, WASH.
DEPUTY

L. YOUNG

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