

After Recording Mail to:

Wanda Podobnik
4904 S Woodfield Lane
Spokane, WA 99223



**AMENDMENTS TO
THE REVISED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS
FOR WOODFIELD**

THESE ARE AMENDMENTS to the Revised and Restated Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements for Woodfield recorded July 3, 2008, under Auditor's No. 5697511. The original Declaration was recorded January 10, 1983 under Auditor's No. 8301100214, Volume 620, page 1632, as well as all Amendments to the original Declaration executed prior to the Revised and Restated Declaration.

Effective June 29, 2015, the following articles have been amended to read as follows:

ARTICLE I, DEFINITIONS, Section 1.01

Section 1.01 "DC" shall mean the Development Committee created pursuant to Article VIII hereof, and such other committees as appointed by the Board, including, but not limited to, the Architectural Committee, Landscape Committee, etc., whose responsibility is to maintain the harmonious character and quality of the exterior treatment and appearance of the Woodfield Homeowners' Association Dwelling Units, Lots, and Common Facilities as required, limited and restricted within these Covenants.

**ARTICLE VIII, DEVELOPMENT CONTROL, Section 8.03 Committee Guidelines,
(b) Structures, 3.**

3. All Dwelling Units shall have cedar, redwood, brick, stone, troweled stucco, lap siding, or an approved metal or vinyl siding that replicates wood siding, but no 12" large lap siding or LP siding shall be allowed. All Dwelling Units shall have cedar shake, 40-year composition shingles, or tile roof, but no lesser quality architectural composition

roofing shall be allowed.

ARTICLE X, USE RESTRICTIONS, Section 10.11 Outside Installations

Section 10.11 Outside Installations. No radio station or shortwave operators of any kind shall operate from any Lot or Dwelling Unit, and no exterior shortwave radio antenna or C.B. antenna is permitted on any Lot or Dwelling Unit. Cable television may, but need not, be provided for the use of all Owners, and Grantor may grant easements for such purposes. No fence or wall shall be erected, altered or maintained on any Lot in the Properties.

Prior to purchasing and installing the below outside installations, the homeowner shall submit a written request to the Architectural Committee describing the proposed installation, demonstrating compliance to, and noting any requested variances to the below guidelines and requirements. The Architectural Committee will provide a written recommendation to the Woodfield Board of Directors within ten (10) calendar days of receipt of the homeowner's request, recommending approval or denial of the homeowner's requested installation and any requested exceptions to these guidelines and requirements.

- a) Exterior television, satellite, wireless or other antennas: No over-the-Air Reception Devices ("OTARD"), such as exterior television, satellite, wireless or other antennas shall be permitted on any Lot in the Properties unless such system is designed, located, constructed, and equipped in accordance with the requirements and standards and recommendations of all applicable governmental authorities and the following guidelines and requirements. OTARD means: (1) a "dish" antenna that is one meter (39") or less in diameter designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite; (2) an antenna that is one meter (39") or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite; (3) an antenna that is designed to receive local television broadcast signals.

The following guidelines and requirements are to be followed: (1) the OTARD antenna may not be located on the street side of the dwelling or garage; (2) the OTARD antenna must be located on the dwelling or garage, and is not permitted on a mast or post directly in the ground; (3) no part of the OTARD antenna may be visible above the roof line; (4) all hardware, supporting brackets, and cables shall be painted the same color as the adjacent wall, trim or roof surface to which it is mounted; (5) if mounted below or against a dormer eave, the satellite should be as close as possible to the leading edge (gutter) of the roof; (6) all installed cables from the satellite dish should be unobtrusive and concealed as best as possible; (7) all television antennas

are restricted to a maximum of 6 feet above the roof line or peak of the roof; (8) an OTARD antenna greater than one meter (39") is not permitted; (9) the OTARD antenna must be removed if it is no longer in use.

If the reception to the OTARD antenna is impeded by any or all of the above requirements and those requirements cannot be met, an alternative proposal must be submitted to the Architectural Committee with a written statement from the dish manufacturer and/or installer that reception is not possible by adhering to these guidelines and requirements.

- b) Solar Energy Panels: No individual solar energy panels shall be permitted on any Lot in the Properties unless such system is designed, located, constructed, and equipped in accordance with the requirements and standards and recommendations of all applicable governmental authorities and the following guidelines and requirements. If the solar energy panels are used to heat water, the panels and installation shall be certified by the Solar Rating Certification Corporation or another nationally recognized certification agency. "Solar energy panels" means a panel, device or system or combination of panels, devices or systems that relies on direct sunlight for use in: (1) the heating or cooling of a structure or building; (2) the heating or pumping of water; or (3) the generation of electricity.

The following guidelines and requirements are to be followed: (1) no part of the roof-mounted solar energy panels may be visible above the roof ridge; (2) any roof-mounted solar energy panels must conform to the roof slope by being mounted parallel to the roof slope and projecting no more than 6" above the roof plane; (3) the top edge of the solar energy panels must be parallel to the roof ridge; (4) the solar energy panel frame, support brackets, or any visible piping or wiring shall be painted the same color as the adjacent roof, wall, or trim surface to which it is mounted; (5) ground-mounted solar energy panels are not allowed due to the restricted Lot sizes in the Property; (6) owners who install solar energy panels must indemnify or reimburse the Association or its Members for loss or damage caused by the installation, maintenance, or use of a solar energy panels; (7) the solar energy panels must be removed if no longer in use.

ARTICLE XIV, SALE OR LEASE, Section 14.01 Right of First Refusal and 14.02 Notice to Board of Directors

This article has been deleted.

ARTICLE XV, GENERAL PROVISIONS

As ARTICLCE XIV was deleted, ARTICLE XV has been renumbered, and will now be known as ARTICLE XIV.

These Amendments have been approved by the authorized vote and/or the necessary written consent of 75% of Woodfield homeowners.

Dated 06/29/2015.

Wanda Podobuch
President

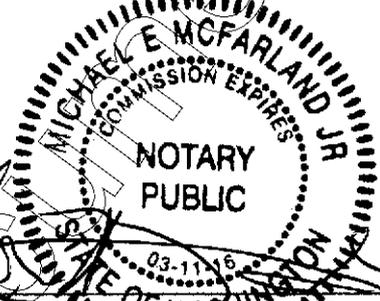
Kathleen McFarland
Secretary

Unofficial Document

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 29 day of June, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared WANDA PODOBNIK AND KATIE MCFARLAND, to me known to be the President and Secretary, respectively, of WOODFIELD, a Planned Unit Development that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Planned Unit Development, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



NOTARY PUBLIC in and for the State
of Washington, residing in Spokane
Commission Expires 3/11/16

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