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Spokane Co, WA

After Recording Mail to:

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**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATIONS OF EASEMENTS
FOR WOODFIELD, A PUD**

THIS IS AN AMENDMENT to the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Woodfield, a Planned Unit Development, recorded January 10, 1983, under Auditor's No. 8301100214, records of Spokane County, Washington, and previously amended under Document Nos. 8303170051, 8306210207, 8306210208, 8606250226, 8611240231, 9001290217, 9105150051, 9106030188 and 9401110198 (Assessor's Property Tax Parcel No. 34042.6052).

WITNESSETH:

Effective June 9, 1998, ARTICLE VIII, Section 8.03, is amended and restated as follows and is intended to supersede all prior amendments to Section 8.03:

Section 8.03 "Committee Guidelines". The original lot and planting scheme is designed towards solar access, it is recommended that all Owners design their Dwelling Unit to take advantage of passive solar systems. Prior to any construction, all lot Owners must submit for approval a complete site plan to the Development Committee including but not limited to the floor plan of improvements, exterior elevations, irrigation design and planting scheme. Prior to submittal the Owner must conform to these guidelines when design services are being performed:



1. All structures are to be centered on the lot so as to provide the maximum amount of open space on each side line.

a. Minimum setback of 7.00' from each side line.

2. Rear yard setback of 5.00' required on all lots except lots 1 thru 11 which shall have a rear yard setback of a minimum of 8.00'.

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 minimum of 20'.

4. The Dwelling Unit, including garage, shall not cover more than 50% of the total lot area.

(b) Structures:

1. The main floor area of the Dwelling Units, exclusive of open porches and garage, shall not be less than one thousand six hundred (1,600) square feet.

2. All Dwelling Units to have either asphalt or concrete driveway.

3. All Dwelling Units shall have cedar, redwood, brick, stone, troweled stucco or lap siding, but no 12' large lap siding or LP siding shall be allowed. All Dwelling Units shall have shake, woodruff shingles or tile roof, but no architectural composite roofing shall be allowed.

4. Dwelling Units may have fireplaces that meet the City of Spokane Building Code.

5. All Dwelling Units shall have at least 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 a minimum of double-glazed thermalpane glass. Vinyl windows shall be allowed.

10. All Dwelling Units to be stained a compatible earth-tone color.

11. There shall be no 1½ story homes (second story being 50% of the first story) any place except against the north fence which constitutes lots 41 thru 51.

(c) Landscaping:

1. All planting schemes must conform to the overall solar



(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.

This Amendment and restatement has been approved by the authorized vote and/or the necessary written consent of Woodfield Owners.



President



Secretary