

**SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR
NORTHWOOD SECOND ADDITION, THIRD ADDITION AND FOURTH ADDITION**

WHEREAS, Northwood Second Addition in the County of Spokane and State of Washington, which is described more particularly in the Plat thereof recorded on August 16, 1979, under Spokane County Auditor's File No. 7908160059, as Plat No. 2559, in Volume 15 of Plats, Pages 41 and 42, records of Spokane County, Washington, is subject to a Declaration of Covenants, Conditions and Restrictions recorded on September 24, 1980, under Spokane County Auditor's File No. 8009240183 in Book 519, page 825, et seq.; and

WHEREAS, Northwood Fourth Addition, in the County of Spokane and State of Washington, which is described more particularly in the Plat thereof recorded on May 4, 1983, under Spokane County Auditor's File No. 8305040022, as Plat No. 2719, in Volume 16 of Plats, Pages 81 and 82, records of Spokane County, Washington, is also subject to said Declaration of Covenants, Conditions and Restrictions, pursuant to the provisions of the Declaration of Annexation Northwood Fourth Addition recorded on May 4, 1983, under Spokane County Auditor's No. 8305040033 in Book 635, at page 1778, et seq.; and

WHEREAS, Northwood Third Addition, in the County of Spokane and State of Washington, which is described more particularly in the Plat thereof recorded on July 7, 1983, under Spokane County Auditor's File No. 8307070242, as Plat No. 2724, in Volume 16 of Plats, page 84, records of Spokane County, Washington, is also subject to said Declaration of Covenants, Conditions and Restrictions, pursuant to the provisions of the Declaration of Annexation Northwood Third Addition recorded on April 20, 1984, under Spokane County Auditor's File No. 8404200322 in Book 688, page 741, et seq.; and

WHEREAS, said Declaration of Covenants, Conditions and Restrictions has been amended once by an Amendment to Declaration

of Protective Covenants filed April 20, 1983, under Spokane County Auditor's File No. 8304260110 in Book 634, page 1258, et seq.; and

WHEREAS, the Northwood Homeowners Association, a Washington non-profit corporation, organized under the laws of the State of Washington, as the duly organized homeowners association established pursuant to said Declaration of Covenants, Conditions and Restrictions by a vote of the Members thereof pursuant to Paragraph 9.3 of said Declaration of Covenants, Conditions and Restrictions has approved and adopted this Amendment and directed that its officers execute the same and cause it to be filed with the Spokane County Auditor;

NOW, THEREFORE, Paragraph 9.5.3.3 of said Declaration of Covenants, Conditions and Restrictions is hereby amended to read in its entirety as follows:

9.5.3.3 By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer any portion or element of any area or facility owned or managed by the Association (the granting of easements for public utilities or for other public purposes consistent with the intended use of such property shall not be deemed a transfer within the meaning of this clause): One hundred percent (100%);

Notwithstanding the foregoing, the Board of Directors may quitclaim the following property:

- (a) Tract B of Short Plat 82-207, according to plat recorded in Volume 4 of Short Plats, Pages 34 and 35, in Spokane County, Washington;
- (b) That part of Lot 4, Block 1, Northwood Addition, according to plat recorded in Book 12 of Plats, Page 38, located in the SE 1/4 of the SW 1/4, Section 31, Township 26 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Beginning at the northwesterly most corner of said Lot 4; thence S 89°50'54" E, (Basis of bearings, Adams, Benthin & Clark, survey of Northwood Second Addition) along the north line of said Lot 4, 70.00 feet; thence

S 52°04'53" W, 108.94 feet to the southwesterly line of said Lot 4; thence N 54°04'53" W, 108.94 feet to the southwesterly line of said Lot 4; thence N 54°37'30" W, along said southwesterly line 20.08 feet, to the westerly line of said Lot 4; thence N 30°12'26" E, along said westerly line, 64.23 feet, to the Point of Beginning.

This transfer may include other parcels of property as necessary to relinquish ownership and maintenance of the lateral line system and storm sewer ponds to Spokane County. Any agreement transferring ownership of the property described here shall provide that the maintenance of the lateral line system and storm sewer ponds is to be assumed by Spokane County. The agreement of transfer may also provide for imposition on lot owners of reasonable charges for maintenance of these properties and systems by Spokane County.

IN WITNESS WHEREOF the President and Secretary of the Northwood Homeowners Association have executed this Amendment on this 10 day of September, 1991.

NORTHWOOD HOMEOWNERS ASSOCIATION

By: *Peter F. ...*
President

By: *Jack ...*
Secretary

Unofficial Document

STATE OF WASHINGTON)
) ss.
County of Spokane)

I certify that I know or have satisfactory evidence that Peter Ficalora and ~~Jack~~ Jack Houston signed this instrument, on oath stated that they were authorized to execute the instrument, and acknowledged it as the President and Secretary of NORTHWOOD HOMEOWNERS ASSOCIATION, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 10th day of September, 1991.

Stephen R. Matthews
NOTARY PUBLIC
My commission expires 8-1-93

(Seal or Stamp)



Unofficial Document

RECORDED
INDEXED
Underwood Campbell

SEP 30 3 45 PM '91

WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY, WASH.

1100 Seafirst Fin Ctr 99201

10⁰²

FREESE