

After Recording Return To:



Ziggy's Addition HOA
620 East Holland
Spokane, WA 99218

**FIRST AMENDMENT TO DECLARATIONS
OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
FOR ZIGGY'S ADDITION**

Grantor: (i.e., Declarant): Ziggy's Construction and Development, LLC

Grantee (i.e., Plat Name): Ziggy's Addition

Legal Description (Abbreviated): SE ¼ Section 05, T26N, R43EWM.

Full Legal Description: See Exhibit "A" attached hereto.

Assessor's Tax Parcel No(s):	<u>36054.1101</u>	<u>36054.1109</u>	<u>36054.1114</u>	<u>36054.1117</u>
	<u>36054.1102</u>	<u>36054.1110</u>	<u>36054.1115</u>	
	<u>36054.1103</u>	<u>36054.1111</u>	<u>36054.1116</u>	
	<u>36054.1107</u>	<u>36054.1112</u>	<u>36054.1118</u>	
	<u>36054.1108</u>	<u>36054.1113</u>	<u>36054.1119</u>	

Reference Numbers of Related Documents: Recording Nos. 5620088

Whereas, on December 12, 2007, the Declaration of Protective Covenants, Conditions and Restrictions for Ziggy's Addition ("Declaration") was recorded with the Spokane County Auditors under Auditors file No. 5620088; and

Whereas, Owners of Lots in excess of sixty seven percent (67%) of the Members voting power pursuant to Article 8.2 of the Declaration desire to amend the Declaration.

NOW, THEREFORE, the Declarant does hereby amend the prior Declaration in the following particulars:

1. Section 5.6 of Article 5 is deleted in its entirety and replaced with the following:

Each Lot shall bear an equal share of each Extraordinary Assessment. Subject to the limitations set forth in this Paragraph 5.6, each Lot shall bear an equal share of each Regular Assessment. Lots that have failed to pay Regular Assessments as provided for pursuant to Paragraph 5.3 and Paragraph 5.7 herein, prior to May 1, 2012, shall not be required to pay Regular Assessments until May 1, 2012. Lots that have paid any Regular Assessments prior to May 1, 2012 pursuant to Paragraph 5.3 and Paragraph 5.7 herein,

shall be entitled to a credit for prior Lot Regular Assessments paid. Said Regular Assessment credit shall be in the form of a monthly credit in the amount of ten dollars (\$10.00) applied to the Lot's future Regular Assessment obligation beginning on May 1, 2012. Said Regular Assessment credit shall reduce the monthly Regular Assessment obligation of the Lot until said Regular Assessment credit balance is reduced to zero (0). As provided for in Paragraph 5.3 herein, the Board has determined that the amount of the current annual Regular Assessment against each Lot shall be Three Hundred Dollars (\$300.00) payable as a Twenty Five Dollar (\$25.00) monthly Regular Assessment. This Regular Assessment is subject to change as provided for in Paragraph 5.3 herein. No Lot shall be entitled to receive any interest on prior Regular Assessments paid. Attached hereto as Exhibit B is a schedule reflecting the Regular Assessment balance credit due each Lot.

2. The following sentence shall be added as the first sentence to Section 5.9 of Article 5.

The rights provided for in this Section 5.9 shall not be effective until May 1, 2012.

3. All other Terms and Conditions of the Declaration shall remain in full force and effect, except as modified and is added to by this Amendment.

4. The effective date hereof shall be the date of recording of this First Amendment in the Records of Spokane County, Washington, as provided for in Articles 8 of Section 8.2.

Dated this 15 day of ~~April~~^{May}, 2012.

Ziggy's Addition Home Owners Association

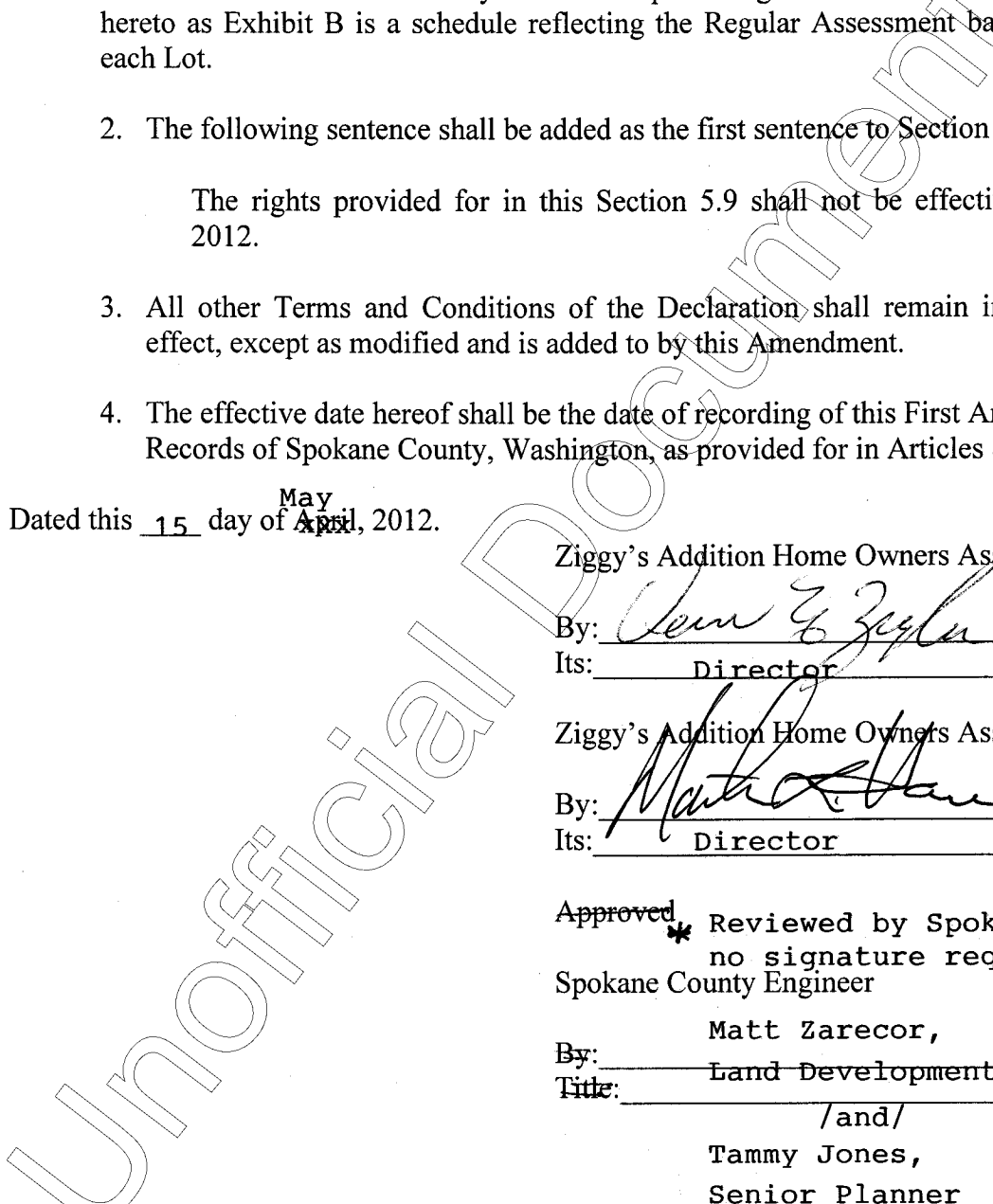
By: [Signature]
Its: Director

Ziggy's Addition Home Owners Association

By: [Signature]
Its: Director

Approved Reviewed by Spokane County
no signature required, as per
Spokane County Engineer

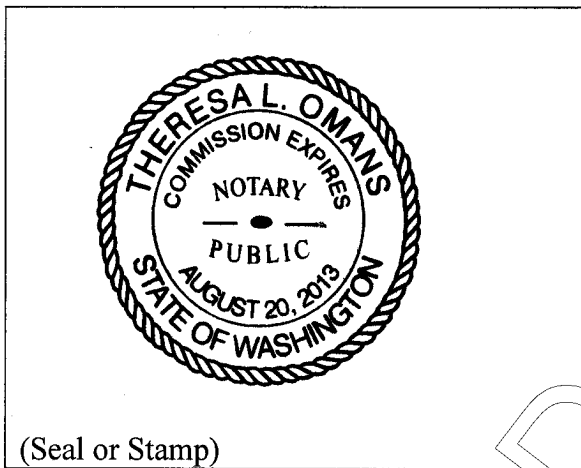
By: Matt Zarecor,
Title: Land Development Service
/and/
Tammy Jones,
Senior Planner



STATE OF WASHINGTON)
) ss.
County of Spokane)

On this day personally appeared before me Vern Ziegler and Marty Hare, to me known to be the Director and the Director of Ziggy's Addition Home Owners Association, the individuals described in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned, and that they had authority to act in behalf of the Association.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



(Seal or Stamp)

Theresa L. Omans
Notary Public (Signature)

Theresa L. Omans
(Print Name)

My appointment expires: 8-20-13

Unofficial Document

Exhibit "A"

TRACT 164, First Addition to City Gardens, as per plat recorded in Volume "Q" of Plats, Page 39 of Plats, records of Spokane County Auditor, situated in the County of Spokane, State of Washington.

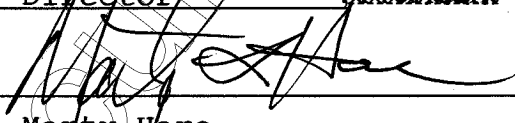
Unofficial Document

State of Washington)
)
County of Spokane)

We certify that on April 12, 2012 a properly called meeting of the Members of Ziggy's Addition Home Owners Association that the First Amended to Declaration of Protective Covenants, Conditions and Restrictions for Ziggy's Addition was approved by a vote of Members as provided for in Section 8.2 of Article 8 of said Declaration by Members, representing no less than two-thirds (2/3) of the voting power of the Association

By: 

Vern E. Ziegler
~~Director~~ ~~President~~



Marty Hare
~~Director~~ ~~Vice-President~~

Unofficial Document