



Return Name and Address:

Eagle Ridge (Spokane) Homeowners Association
c/o NASH Eagle Ridge, LLC
935 W. Basalt Ridge Dr.
Spokane, Washington 99224

**THIRTEENTH AMENDMENT TO DECLARATION
OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
FOR EAGLE RIDGE**

Grantor: (i.e., Declarant): NASH Eagle Ridge, LLC, a Delaware limited liability company

Grantee (i.e., Plat Name): Eagle Ridge First Addition; Eagle Ridge Second Addition; Eagle Ridge Third Addition; Eagle Ridge Fourth Addition; Eagle Ridge Fourth Addition, Phase 2; Eagle Ridge Fifth Addition; Eagle Ridge Sixth Addition; Eagle Ridge Seventh Addition; Eagle Ridge Eighth Addition; Eagle Ridge Ninth Addition; Eagle Ridge Tenth Addition, Phase 1; Eagle Ridge Tenth Addition, Phase 2; Eagle Ridge Eleventh Addition; Eagle Ridge Twelfth Addition.

Legal Description (abbreviated): Eagle Ridge First Addition, P.U.D.; Eagle Ridge Second Addition, P.U.D.; Eagle Ridge Third Addition, P.U.D.; Eagle Ridge Fourth Addition, P.U.D.; Eagle Ridge Fourth Addition, Phase 2, P.U.D.; Eagle Ridge Fifth Addition, P.U.D.; Eagle Ridge Sixth Addition, P.U.D.; Eagle Ridge Seventh Addition, P.U.D.; Eagle Ridge Eighth Addition, P.U.D.; Eagle Ridge Ninth Addition, P.U.D.; Eagle Ridge Tenth Addition, Phase 1, P.U.D.; Eagle Ridge Tenth Addition, Phase 2, P.U.D.; Eagle Ridge Eleventh Addition, P.U.D.; and Eagle Ridge Twelfth Addition, P.U.D., Spokane County, Washington.

Full Legal Description: Set forth in attached Exhibit A and Exhibit B.

Assessor's Tax Parcel No(s):

Reference Numbers of Related Documents: Recording No. 6541403

This Thirteenth Amendment ("**Thirteenth Amendment**") to Declaration of Protective Covenants, Conditions, and Restrictions for Eagle Ridge is made this 21st day of September, 2017, by NASH Eagle Ridge, LLC, a Delaware limited liability company (the "**Declarant**"), successor declarant to Genstar Land Company Northwest, LLC, and Genstar Land Company

Northwest. This Thirteenth Amendment is made with reference to the following recitals, and these recitals shall constitute an integral part hereof.

RECITALS

A. A Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge was recorded by Declarant on February 5, 1996, Recording No. 9602050371, Records of Spokane County, Washington, which was amended by the amendments recorded February 11, 2003, under Recording No. 4844804; August 13, 2003, under Recording No. 4945063; October 24, 2003, under Recording No. 4987567; October 18, 2004, under Recording No. 5136103; June 9, 2005, under Recording No. 5228260; April 13, 2006, under Recording No. 5365972; February 6, 2007, under Recording No. 5493928; April 30, 2012, Recording No. 6088092; June 20, 2013, under Recording No. 6220396; June 20, 2014, under Recording No. 6313062, June 11, 2015, under Recording No. 6407021, and October 5, 2016, under Recording No. 6541403, all in the Records of Spokane County, Washington, which are collectively referred to in this Thirteenth Amendment as the "**Declaration.**" The real property currently subject to the Declaration is described in Exhibit A attached hereto and by this reference made a part hereof.

B. Section 2.2 of the Declaration provides that Declarant, in its sole discretion, may annex to Eagle Ridge any adjacent property. Declarant desires to annex an additional phase of the Eagle Ridge Community as below described in this Thirteenth Amendment. The additional phase is adjacent to the property currently subject to the Declaration.

AMENDMENT


NOW, THEREFORE, Declarant hereby adopts the following amendment to the Declaration:

1. **Annexation of Additional Property.** The real property described in Exhibit B attached hereto and by this reference made a part hereof is hereby annexed to Eagle Ridge and made subject to the Declaration. The real property described in Exhibit B shall be held, sold, transferred, conveyed, hypothecated, mortgaged, encumbered, used, occupied and improved subject to the covenants, conditions, restrictions, easements, assessments and liens set forth in the Declaration. Declarant declares that there are no additional or different limitations, restrictions, covenants or restrictions with respect to the property annexed pursuant to this Thirteenth Amendment from the property originally subject to the Declaration.

2. **Effective Date.** The effective date hereof shall be the date of recording of this Thirteenth Amendment in the Records of Spokane County, Washington. Declarant hereby certifies that this Thirteenth Amendment has been adopted in the manner required by the Declaration.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Thirteenth Amendment as of the date first written above.

NASH EAGLE RIDGE, LLC,
a Delaware limited liability company

By: 
Lori Henriksen, Vice President

STATE OF WASHINGTON)
) ss.
County of Spokane)

I certify that I know or have satisfactory evidence that Lori Henriksen, is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument and acknowledged it as Vice President of NASH EAGLE RIDGE, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: September 20, 2017.



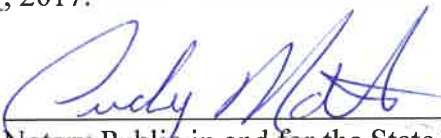

Notary Public in and for the State of Washington
Residing at Spokane, Washington
My appointment expires: 03/13/2021

EXHIBIT A

- Eagle Ridge, a P.U.D., as per Plat recorded in Volume 23 of Plats, page 75, situate in the City of Spokane, County of Spokane, State of Washington
- Eagle Ridge First Addition, a P.U.D., as per Plat recorded in Volume 24 of Plats, page 87, situate in the City of Spokane, County of Spokane, State of Washington
- Eagle Ridge Second Addition, a P.U.D., as per Plat recorded in Volume 27 of Plats, page 47, situate in the City of Spokane, County of Spokane, State of Washington
- Eagle Ridge Third Addition, a P.U.D., as per Plat recorded in Volume 27 of Plats, page 90, situate in the City of Spokane, County of Spokane, State of Washington
- Eagle Ridge Fourth Addition, a P.U.D., as per Plat recorded in Volume 29 of Plats, pages 20 and 21, situate in the City of Spokane, County of Spokane, State of Washington
- Eagle Ridge 4th Addition, Phase 2, a P.U.D., as per Plat recorded in Book 37 of Plats, pages 58 and 59, Recording No. 6310378, situate in the City of Spokane, Spokane County, Washington.
- Eagle Ridge Fifth Addition, a P.U.D., as per Plat recorded April 28, 2004, in Volume 29 of Plats, pages 57, 58 and 59, Recording No. 5063959, situate in the City of Spokane, County of Spokane, State of Washington
- Eagle Ridge Sixth Addition, a P.U.D., as per Plat recorded April 28, 2004, in Volume 29 of Plats, pages 60 and 61, Recording No. 5063958, situate in the City of Spokane, County of Spokane, State of Washington
- Eagle Ridge Seventh Addition, a P.U.D., as per Plat recorded March 14, 2006, in Volume 32 of Plats, pages 47 and 48, Recording No. 5353759, situate in the City of Spokane, Spokane County, Washington.
- Eagle Ridge Eighth Addition, a P.U.D., as per Plat recorded April 24, 2007, in Volume 34 of Plats, pages 3 through 9, Recording No. 5526381, situated in the City of Spokane, Spokane County, Washington.
- Eagle Ridge 9th Addition, a P.U.D., as per Plat recorded June 13, 2013, in Volume 36 of Plats, pages 94 through 97, Recording No. 6218029, situated in the City of Spokane, Spokane County, Washington.
- Eagle Ridge 10th Addition, Phase 1, a P.U.D., as per Plat recorded June 9, 2014, in Book 37 of Plats, Pages 54 through 57, Recording No. 6310377, situate in the City of Spokane, Spokane County, Washington.

(Continued on next page.)

EXHIBIT B

EAGLE RIDGE TWELFTH ADDITION

- Eagle Ridge 12th Addition, a P.U.D., as per Plat recorded September 8, 2017, in Book 39 of Plats, Pages 60 through 63, Recording No. 6638293, situate in the City of Spokane, Spokane County, Washington.