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Spokane Co, WA

Recording requested by
and, when recorded, mail to:

Genstar Land Company Northwest, LLC
c/o Newland Communities
16701 S.E. McGillivray Boulevard, Suite 150
Vancouver, Washington 98683

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

Grantor: (i.e., Declarant): Genstar Land Company Northwest, LLC

Grantee (i.e., Plat Name): Eagle Ridge First Addition; Eagle Ridge Second Addition;
Eagle Ridge Third Addition

Legal Description (abbreviated): Eagle Ridge First Addition, P.U.D., Eagle Ridge
Second Addition, P.U.D., and Eagle Ridge Third Addition, P.U.D., Spokane County,
Washington

Full Legal Description: Set forth in body of Second Amendment.

Assessor's Tax Parcel No(s): 34071-0966+(See page 5)
See attached Exhibit A

Reference Numbers of Related Documents: Recording Nos. 9602050371 and 4844804

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This Second Amendment ("Second Amendment") to Declaration of Protective
Covenants, Conditions, and Restrictions for Eagle Ridge is made this 5th day of August,
2003, by Genstar Land Company Northwest, LLC, a Delaware limited liability company,
successor by merger of Genstar Land Company Northwest, a California corporation (the



"Declarant"). This Second 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 Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge recorded by Declarant on February 11, 2003, Recording No. 4844804, Records of Spokane County, Washington. The Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge and the Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge described above are collectively referred to in this Second Amendment as the "Declaration."

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 additional phases of the Eagle Ridge community as below described in this Second Amendment. Each additional phase is adjacent to the property originally made subject to the Declaration and/or adjacent to a phase annexed hereunder.

AMENDMENT

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

1. **Annexation of Additional Property.** The real property described below is hereby annexed to Eagle Ridge and made subject to the Declaration:

- 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

The real property above described 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 Second Amendment from the property originally subject to the Declaration.


2. **Effective Date.** The effective date hereof shall be the date of recording of this Second Amendment in Records of Spokane County, Washington.

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



GENSTAR LAND COMPANY NORTHWEST, LLC,
a Delaware limited liability company

By: 
Davis Wood, Jr.,
Senior Vice President

By: 

Name: _____

Title: LaDONNA K. MONSEES
VICE CHAIRMAN & PRESIDENT

