

09/22/2008 08:44:19 AM  
Recording Fee \$44.08 Page 1 of 3  
Covenant SPOKANE COUNTY TITLE CO  
Spokane County Washington

5718564



Filed for Record at Request of and  
After Recording Return to:

Gordon Finch  
2901 N. Argonne Rd Suite #5  
Spokane WA 99212

FIRST AMENDMENT TO DECLARATION AND COVENANTS,  
CONDITIONS, RESTRICTIONS, EASEMENTS  
AND RESERVATIONS <sup>5</sup> *SM1639*  
FOR  
THE ESTATES AT MEADOWWOOD

Grantor: MeadowWood Development, L.L.C.  
Grantee: MeadowWood Estates Phase III Homeowners Association.

Tax Parcel 55141.9054 and 55141.9048

Brief Legal: Northeast quarter of Sec. 14, T.25N., R.45 E., W.M.,  
Spokane County, State of Washington

THIS FIRST AMENDMENT TO DECLARATION AND COVENANTS CONDITIONS,  
RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR THE ESTATES AT  
MEADOWWOOD (the "Declaration") is made by MeadowWood Developments, L.L.C., a  
Washington Corporation ("Declarant") as of this 17 day of Sept 2008.

RECITALS

A. Declarant is the Grantor of certain real property in Spokane County, Washington which was subdivided as shown in the Final Plat for The Estates at MeadowWood recorded under Spokane County Auditor's Recording No. 4664765 in book #27 page 52 plat no 3534. Records of Spokane County, Washington (the "Plat").

B. The Plat is subject to that certain Declaration and Covenants, Conditions, Restrictions, Easements and Reservations for The Estates at MeadowWood, as recorded under Spokane County Auditor's Recording No 4668030 (the "Declaration").

C. Declarant wishes to further amend the Declaration, in conformance with the authority provided therein. Except as specifically provided in this first Amendment, all capitalized terms shall have the same meaning as provided in the Declaration.

R. E. Excise Tax Exempt

Date *Sept 22 2008*

Spokane County Treas.

By *C. Hebert*

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. Declarant agrees to turn control of the MeadowWood Homeowners Association over to the Owners/ Board of Directors. The Declarant has hired Premier Property Services to coordinate the election of the Board of Directors. Power to govern the association will be transferred from the Declarant to the board of directors one week from the date election results are announced by Premier Property Services
2. The Homeowners Association must retain the services of Premier Property Services to administrate and advise the Homeowners Association for a minimum period of two years from the date the Board of Directors assumes control.
3. The homes to be built on the following lots:  
Lot 1 Block 2 1415 King James Lane  
Lot 13 Block 4 1109 N. Dunbarton Oaks Lane  
Lot 18 Block 4 1011 N. Dunbarton Oaks Lane  
Lot 19 Block 4 1005 N. Dunbarton Oaks Lane  
Will be required to meet the architectural standards as set forth in the CC&RS. Plans, Specifications and landscape plans for homes to be built on these 4 lots are only required to be submitted to Gordon Finch Homes Inc for written approval.
4. Changes and Additions and Amendments to the Covenants, Conditions, Restrictions Easements and Reservations for THE ESTATES AT MEADOWWOOD can only be made after a certificate of occupancy has been granted for each of the seventy-six houses to be built in The Plat or on October 1<sup>st</sup> 2013.
5. Ratification. Except as expressly modified herein, all of the terms covenants, conditions and easements of the Original Declaration, as amended, shall continue in full force and effect and hereby ratified by the Declarant.

DECLARANT:

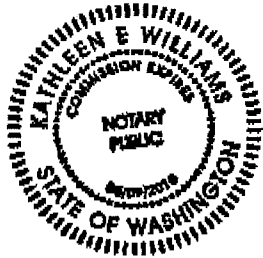
MEADOWWOOD DEVELOPMENT, L.L.C.  
a Washington limited liability company.  
By its Member: Gordon Finch Homes Inc  
By: Gordon Finch  
Gordon Finch  
Its President

AGREED AND ACCEPTED THIS 19 day of Sept. 2008

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SPOKANE )

On this day personally appeared before me Gordon Finch, to me known to be the President of Gordon Finch Homes Inc the inc corporation who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

GIVEN under your hand and official seal this 19 day of September 2008



*Kathleen E Williams*  
Signature of Notary

Kathleen E Williams  
Print name

Notary Public in and for the State of  
Washington, residing at Spokane County  
My commission expires 06-09-10