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Page: 1 of 5  
08/13/2003 02:42P  
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

*Vol<sup>1</sup> 1823 pg 9*

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,




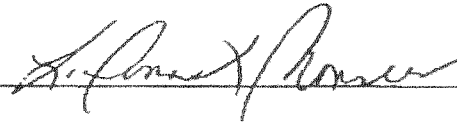
restrictions, easements, assessments and liens set forth in the Declaration. Declarant declares that there are no additional or different limitations, restrictions, covenants or restrictions with respect to the property annexed pursuant to this Second Amendment from the property originally subject to 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



4945063  
Page: 4 of 5  
08/13/2003 02:42P  
Spokane Co, WA

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that Davis Wood, Jr., is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as Senior Vice President of GENSTAR LAND COMPANY NORTHWEST, 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: Aug 5<sup>th</sup>, 2003.

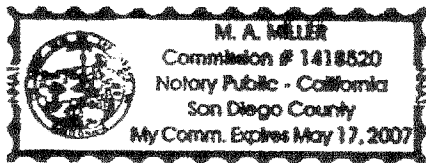


Adrianna Poff  
Notary Public in and for the State of Washington  
Residing at: Vancouver  
My appointment expires: 5-14-04

STATE OF CALIFORNIA )  
 ) ss.  
County of SAN DIEGO

On August 7, 2003, before me, M. A. Miller, notary public, personally appeared LADONNA K. MONSEES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal



Signature

M.A. Miller



4945063  
 Page: 5 of 5  
 08/13/2003 02:42P  
 Spokane Co., WA

## EXHIBIT A

### EAGLE RIDGE FIRST ADDITION

Block 1	Parcel
Lots 16-20	34071.0966 - 34071.0970
Lots A - I	34071.0971 - 34071.0979
Lots 21-41	34071.0921 - 34071.0941

Block 2	Parcel
Lots 1-14	34071.1001 - 34071.1014
Lots 26-27	34071.1026 - 34071.1027
Lots J-Q	34071.1080 - 34071.1087

Block 3	Parcel
Lots 1-22	34071.1101 - 34071.1122

Block 4	Parcel
Lots 1-43	34071.1201 - 34071.1243

### EAGLE RIDGE SECOND ADDITION

Block 1	Parcel
Lots 1-13	34064.1401 - 34064.1413

### EAGLE RIDGE THIRD ADDITION

Block 1	Parcel
Lots 1-40	34071.1501 - 34071.1540

Block 2	Parcel
Lots 1-13	34071.1601 - 34071.1613