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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

**SIXTH 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; Eagle Ridge Fourth Addition; Eagle Ridge Fifth Addition; Eagle  
Ridge Sixth Addition; Eagle Ridge Seventh 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 Fifth Addition, P.U.D., Eagle Ridge Sixth Addition, P.U.D., and Eagle Ridge  
Seventh Addition, P.U.D., Spokane County, Washington.

**Full Legal Description:** Set forth in attached Exhibit A.

**Assessor's Tax Parcel No(s):** 34071.1104, 34071.1105, 34071.1106, 34071.1107,  
34071.1108, 34071.1109, 34071.1110

**Reference Numbers of Related Documents:** Recording Nos. 9602050371 (Vol. 1823, page  
9), 4844804, 4945063, 4977394, 4987567, 5063959, 5063958, 5136103 and ~~5528260~~.

5228260

This Sixth Amendment ("**Sixth Amendment**") to Declaration of Protective  
Covenants, Conditions, and Restrictions for Eagle Ridge is made this 13<sup>th</sup> day of April, 2006,  
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 Sixth 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 ("**First Amendment**"), further amended by the Second Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge recorded by Declarant on August 13, 2003, Recording No. 4945063, Records of Spokane County, Washington ("**Second Amendment**"), further amended by the Third Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge recorded by Declarant on October 24, 2003, Recording No. 4987567, Records of Spokane County, Washington ("**Third Amendment**"), further amended by the Fourth Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge, recorded by Declarant on October 18, 2004, Recording No. 5136103, Records of Spokane County, Washington ("**Fourth Amendment**"), and further amended by the Fifth Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge, recorded by Declarant on June 9, 2005, Recording No. 05228260, Records of Spokane County, Washington ("**Fifth Amendment**"). The Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment and the Fifth Amendment described above are collectively referred to in this Sixth Amendment as the "Declaration." The real property currently subject to the Declaration is described in Exhibit A attached hereto and by 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 additional phases of the Eagle Ridge Community as below described in this Fourth Amendment. The additional phases are 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:



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Eagle Ridge Seventh Addition, a P.U.D., as per Plat recorded March 14, 2006, in Volume 32 of Plats (i.e., Plat Book 32), pages 47 and 48, Recording No.5353759, 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 Fourth Amendment from the property originally subject to the Declaration.

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

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

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

By:   
Lori Henriksen, Vice President

*[Notary acknowledgment on following page]*



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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 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: 4/13, 2006.



Cassandra A. Spilker  
Notary Public in and for the State of Washington  
Residing at Spokane, Washington  
My appointment expires: 2/9/2010



**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 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.

Exhibit A  
to Sixth Amendment to Declaration of Protective Covenants,  
Conditions and Restrictions for Eagle Ridge

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