



TAYLOR ENGINEERING INC

AMEND \$39.00

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Spokane Co, WA

RETURN ADDRESS

GENSTAR LAND CO. N.W., L.L.C.

C/O NEWLAND COMMUNITIES

16701 S.E. MCGILLWURRY BLVD., STE. 150  
VANCOUVER, WA. 98683

Please Type or Print Neatly & Clearly All Information

Document Title(s)

7<sup>th</sup> AMENDMENT TO DECLARATION OF PROTECTIVE CCR'S.

Reference Number(s) of Related Documents

RECORDING NO. 9602050371 UDL. 1823 PAGE 9

Grantor(s) (Last Name, First & Middle Initial)

GENSTAR LAND COMPANY NORTHWEST, LLC

Grantee(s) (Last Name, First & Middle Initial)

EAGLE RIDGE 1<sup>st</sup> - 7<sup>th</sup> ADDITION

Legal Description (Abbreviated form is acceptable) i.e. Section/Township/Range/1/4 Section

SECTION 6 TOWNSHIP 24, RANGE 43

Assessor's Tax Parcel ID Number: 34062.0012, 34062.0076

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the Accuracy or completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

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Signature of Requesting Party



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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

**SEVENTH 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; Eagle Ridge Eighth 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., Eagle Ridge  
Seventh Addition, P.U.D., and Eagle Ridge Eighth 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):** 34062.0012, 34062.0076

**Reference Numbers of Related Documents:** Recording Nos. 9602050371 (Vol. 1823, page  
9), 4844804, 4945063, 4977394, 4987567, 5063959, 5063958, 5136103, 5228260 and  
5365972.

This Seventh Amendment ("**Seventh Amendment**") to Declaration of Protective  
Covenants, Conditions, and Restrictions for Eagle Ridge is made this 2<sup>nd</sup> day of February,  
2007, 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 Seventh 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**"), 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. 5228260, Records of Spokane County, Washington ("**Fifth Amendment**"), and further amended by the Sixth Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge, recorded by Declarant on April 13, 2006, Recording No. 5365972, Records of Spokane County, Washington ("**Sixth Amendment**"). The Declaration of Protective Covenants, Conditions and Restrictions for Eagle Ridge, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment and the Sixth Amendment described above are collectively referred to in this Seventh 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 Seventh 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 above 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 Seventh Amendment from the property originally subject to the Declaration.

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

IN WITNESS WHEREOF, the undersigned Declarant has executed this Seventh 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: February 2, 2007.

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



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**EXHIBIT B**

**EAGLE RIDGE EIGHTH ADDITION**

Beginning on the West line of said Section 6 at the Northwest corner of Tract "A" of Eagle Ridge Seventh Addition according to the Plat recorded in Book 32 of Plats, pages 47 and 48, in the Spokane County Auditor's office, Spokane Washington; thence N.00°11'37"E., along said West line 494.31 feet to the West ¼ corner of said Section 6; thence N.00°10'20"E., along the West line of said Section 6, 1329.74 feet to the Northwest corner of Government Lot 13 of said Section 6; thence N.86°43'18"E., along the North line of Government Lots 13 and 14 of said Section 6, 2331.04 feet to the Northeast corner of said Government Lot 14; thence S.01°11'33"W., along the North-South centerline of said Section 6, 1947.60 feet; thence S.80°50'36"W., 333.14 feet, to the Northeast corner of Lot 27, Block 1, of Eagle Ridge Sixth Addition according to the Plat recorded in Book 29 of Plats, page 60A, in the Spokane County, Auditor's office, Spokane, Washington; thence along the boundary of said Sixth Addition the following 4 courses;

1. thence continue S.80°50'36"W., 400.00 feet, to a point on a curve to the left the radius of which bears N.79°51'26"E., a distance of 1030.00 feet;
2. thence along said curve to the left, through a central angle of 03°39'52", an arc distance of 65.88 feet to the beginning of curve to the right the radius of which bears N.76°11'34"W., a distance of 245.00 feet;
3. thence along said curve to the right, through a central angle of 59°11'43", an arc distance of 253.12 feet to the beginning of curve to the right the radius of which bears N.44°36'43"W., a distance of 113.00 feet;
4. thence along said curve to the right, through a central angle of 68°09'07", an arc distance of 134.41 feet to a point in the boundary of Eagle Ridge Fifth Addition according to the Plat recorded in Book 29 of Plats, pages 57A thru 59, in the Spokane County Auditor's office, Spokane, Washington; thence along the boundary of said Fifth Addition the following 10 courses;

1. said point being the beginning of a curve to the left the radius of which bears S.23°32'24"W., a distance of 100.00 feet; thence along said curve to the left, through a central angle of 58°49'48", an arc distance of 102.68 feet to the beginning of a curve to the right the radius of which bears, N.35°17'24"W., a distance of 113.00 feet
2. thence along said curve to the right, through a central angle of 57°31'07", an arc distance of 113.44 feet to the beginning of a curve to the right the radius of which bears N.22°13'43"E., a distance of 245.00 feet;
3. thence along said curve to the right, through a central angle of 96°54'02", an arc distance of 414.35 feet to the beginning of a curve to the left the radius of which bears N.60°52'15"W., a distance of 630.00 feet;



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4. thence along said curve to the left, through a central angle of  $09^{\circ}58'02''$ , an arc distance of 109.59 feet;
5. thence  $N.86^{\circ}30'58''E.$ , 258.80 feet;
6. thence  $N.03^{\circ}29'02''W.$ , 210.00 feet;
7. thence  $S.86^{\circ}30'58''W.$ , 211.07 feet;
8. thence  $S.89^{\circ}28'47''W.$ , 60.00 feet, to a point on a curve to the right the radius of which bears  $S.89^{\circ}28'47''W.$ , a distance of 570.00 feet;
9. thence along said curve to the right, through a central angle of  $29^{\circ}38'58''$ , an arc distance of 294.96 feet to the beginning of a curve to the left the radius of which bears  $S.60^{\circ}52'15''E.$ , a distance of 630.00 feet;
10. thence along said curve to the left, through a central angle of  $32^{\circ}15'57''$ , an arc distance of 171.76 feet to a point in the boundary of said Eagle Ridge Seventh Addition the following 11 courses;
  1. thence  $N.69^{\circ}57'19''W.$ , 155.43 feet;
  2. thence  $N.87^{\circ}02'52''W.$ , 101.94 feet;
  3. thence  $N.04^{\circ}30'08''E.$ , 197.19 feet;
  4. thence  $N.08^{\circ}22'28''E.$ , 101.62 feet;
  5. thence  $N.07^{\circ}27'49''E.$ , 111.34 feet;
  6. thence  $N.00^{\circ}36'16''E.$ , 73.74 feet;
  7. thence  $N.29^{\circ}08'39''W.$ , 216.73 feet;
  8. thence  $S.67^{\circ}05'16''W.$ , 303.05 feet;
  9. thence  $S.23^{\circ}50'16''E.$ , 219.90 feet;
  10. thence  $S.08^{\circ}20'38''W.$ , 174.03 feet;
  11. thence  $N.89^{\circ}48'23''W.$ , 450.90 feet, to the Point of Beginning.