

111776

BOOK 124 PAGE 490

FILED FOR RECORD
SKAMANIA COUNTY, WASH
BY *Robert Leuck*

AUG 5 3 53 PM '91

P. Lowry
GARY H. OLSON

SECOND AMENDMENT

to

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
HOT SPRINGS SUBDIVISION

WHEREAS, the Declarant filed for record its' Declaration of Covenants, Conditions and Restrictions covering the Hot Springs Subdivision on December 6, 1990, under Auditor's File No. 110554, Book 121, Pages 653-666, records of the Skamania County Auditor; and

WHEREAS, the Declarant filed simultaneously therewith, its' First Amendment to said Declaration of Covenants, Conditions and Restrictions on December 6, 1990, under Auditor's File No. 110555, Book 121, Pages 667-668, records of Skamania County Auditor; and

WHEREAS, ARTICLE IX, Section 3, of said Declaration of Covenants, Conditions and Restrictions, Hot Springs Subdivision, as executed on the 21st day of June, 1990, provides that the covenants and restrictions of the Declaration may be amended during the first 20-year period by instrument signed by not less than 90% of the Lot Owners; and

WHEREAS, more than 90% of the Lot Owners have affixed their signatures to the following amendments, NOW, THEREFORE the Declarant declares as follows:

1. Section 3 - Dwelling Quality and Size under Article VI ARCHITECTURAL CONTROL shall be amended to provide that construction of all dwellings shall begin no later than five (5) years after acquisition of the lot by the Lot Owner.

2. There shall be added to said Article VI ARCHITECTURAL CONTROL of the Declaration of Covenants, Conditions and

Second Amendment to Declaration of Covenants,
Conditions and Restrictions - 1

Registered	<i>h</i>
Indexed, Dir	<i>h</i>
Indirect	<i>h</i>
Filmed	<i>8/8/91</i>
Mailed	

Restrictions, Hot Springs Subdivision, a Section 3(a) entitled Siding and Roofing which shall read as follows:

"Section 3(a). Siding and Roofing. All siding and roofing materials shall be approved by the Architectural Committee but shall be, at a minimum, drop type siding, shakes, shingles or composition-type roof styles. They shall be of earth tone colors that blend with the scenery. The decision of the Architectural Committee shall be final with regard to whether or not the earth tones do blend in with the surroundings.

3. Section 4 - Vacant Lot Assessment under Article VI of the Declaration is hereby amended to provide that an annual assessment of \$100.00 shall be levied against the property and paid by the Lot Owner to the Declarant two (2) years from the date the Lot Owner purchased said lot; that if, after five (5) years from date of purchase, the lot is still vacant the annual assessment shall be increased to \$500.00 per year.

4. There shall be added to Article VI of the Declaration, a Section 5 entitled Mobile Homes, which shall read as follows:

"In no event shall mobile homes be allowed on said lots."

5. There shall be added to Article VI of the Declaration, a Section 6 entitled Lot Enlargement, which shall read as follows:

"Any Lot Owner may combine two or more lots to provide for a single large lot, provided that the same is done in accordance with the Subdivision Ordinance and other land use laws of Skamania County and/or the State of Washington."

6. There shall be added to Section 11-Views of Article VIII the following wordage:

"All trailers, motorhomes and boats must have indoor storage or be stored in a screened storage area. "Screened storage area" shall be defined as an area which is fenced or surrounded with shrubs or trees to prohibit the visual sighting of the trailer, motorhome or boat. All fences or vegetative screens shall not inhibit the view from the

adjoining property and shall be located no nearer than forty (40) feet to a property line. No property line fences or hedges of any kind are permitted over 6 feet high on said property. All fences must be approved by the Architectural Review Committee. Line fences shall be erected on or along common property lines and if located on property lines shall be maintained equally by lot owners of these common fences.

7. Section 4 - Formation of Non-Profit Corporation, set out in Paragraph 4 of the first amendment to the Declaration of Covenants, Conditions and Restrictions, Hot Springs Subdivision, shall be amended to provide that "As soon as possible, but in any event, not later than January 15, 1994, the Lot Owners shall form a non-profit corporation..."

Except as amended herein the balance of the contents contained in the original Declaration of Covenants, and its' first amendment, are hereby affirmed in their entirety.

IN WITNESS WHEREOF, the undersigned, being at least ninety percent (90%) of the Lot Owners, have set their hands and seals this 5th day of August, 1991.

SKAMANIA INVESTMENT COMPANY, INC., A
Washington Corporation, by

R. M. HEGEWALD (President)

HELEN HEGEWALD (Secretary)

ASA HOLMES
ASA HOLMES

STATE OF WASHINGTON)
County of Skamania) ss.

I CERTIFY that I know or have satisfactory evidence that R. M. HEGEWALD, HELEN HEGEWALD, and ASA HOLMES personally appeared before me and signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned therein.



Shirley A. [Signature]
Notary Public in and for the State of
Washington, residing at Stevenson
My commission expires 8-17-91

Second Amendment to Declaration of Covenants,