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

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P. Lowry
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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

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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

