

4510188 CCRAMD

RecFee - \$49.00 Pages: 8 - MICHAEL WYNNE
Clark County, WA 11/18/2008 02:14



AFTER RECORDING
RETURN TO:

Michael J. Wynne
Attorney at Law
1014 Franklin Street
Vancouver, WA 98660

Grantor: Westridge Place Homeowners Association, a Washington non-profit corporation

Grantee: Westridge Place Homeowners Association, a Washington non-profit corporation

Abbreviated Legal Description: Westridge Place as recorded in Book J, page 522, Sec 32 T2N R3E, Clark County Auditors File No 98042901854

Assessors Tax Serial Numbers: 177434-000; 177492-000; 177490-000; 177491-000; 177442-000; 177493-000; 177443-000; 177445-000; 177485-000; 177480-022, 177480-030, 177480-032, 177480-010, 177480-011

Reference Numbers of Additional documents: 98042901854 and 3011123

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF WESTRIDGE PLACE
HOMEOWNERS ASSOCIATION**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Amended CC&Rs") is made this 10th day of November 2008, by Westridge Place Homeowners Association, a Washington non-profit corporation ("Westridge Place").

RECITALS

WHEREAS, Westridge Place is located in Clark County, Washington and is legally described in the Final Plat of Westridge Place recorded in Book "J", Page 522, records of Clark County, Washington and as set forth under Clark County Auditors Recording No. 3011123 and 9804290185, the terms of which are incorporated by reference herein as though fully set forth and which perimeter is legally described in Exhibit "A" attached hereto; and,

WHEREAS, the initial Declaration of Covenants, Conditions and Restrictions of Westridge Place ("CC&R's) were recorded under Clark County Auditors File No. 9804290185 and re-recorded under Clark County Auditors File No. 301123 on September 29, 1998; and,

WHEREAS, at a legally published meeting held on June 14, 2007, the Westridge Place Homeowners Association adopted by an affirmative vote of 67% or more of the Class A members the following amendments:

I. AMENDMENTS

A. Article 1, Section 4 is amended as follows:

"Common Area" shall mean all property owned by the Association for the common use and enjoyment of the owners. The Common Area is to be transferred free and clear to the Homeowners Association and is to be owned solely by the Homeowners Association. The Common Area is described as follows:

The walking trails, gazebo, entryway areas, stormwater retention ponds and landscaping, and entry wall.

Such Common Area shall be inspected for suitability safety, and shall be accepted by the Board prior to transfer from the Developer. The Officers of the Board will be authorized by the Board to accept such transfers on behalf of the Homeowners Association.

B. Article V, Section 1, Paragraph B is deleted and removed in its entirety.

C. Article V, Section 9 is deleted and removed in its entirety.

D. Article V, Section 5, last paragraph, second sentence is amended to delete and excise the words "or Declarant" and to read as follows:

"Upon written request from the Board or the A.C.C., owners shall, at their own cost and expense, remove such nonconforming construction, alteration, or other work and shall restore the land to substantially the same condition as existed prior to the non conforming constructions, alterations, or other work..."

II. REMAINING TERMS

A. **Remaining Terms.** Except as modified and amended herein, all remaining terms and conditions of the CC&Rs as recorded under Clark County Recording Number 3011123 shall remain in full force and effect.

III. CERTIFICATION

Stephan Liss, as the Secretary of Westridge Place Homeowners Association, certifies that the aforementioned Amendments were legally adopted at a meeting of the Board of Directors, duly noticed and called, on June 11, 2008 and adopted by a vote of two-thirds or more of the Directors present, in accordance with Section 9 of the Bylaws.

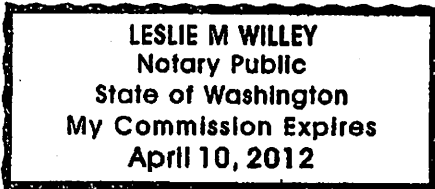
STATE OF WASHINGTON)
) :ss
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that Stephan Liss the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary of **WESTRIDGE PLACE HOMEOWNERS ASSOCIATION**, a corporation formed under the laws of the State of Washington to be the free and voluntary act of such corporation for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 10th day of November, 2008.

Leslie M. Willey

NOTARY PUBLIC in and for the State of
Washington, residing at Ridgfield, WA
My Commission Expires: 4-10-12



LEGAL DESCRIPTION FOR WESTRIDGE

Perimeter Legal Description

April 08, 1998

A parcel of property located in Section 32, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Northeast corner of the Northwest quarter of said Section 32;

THENCE South 01° 18' 42" West along the East line of said Northwest quarter 466.62 feet to the Northeast corner of the tract conveyed by deed to A.L. Eggebraaten under Auditor's File # 8501110026, records of Clark County and the TRUE POINT OF BEGINNING;

THENCE South 01° 18' 42" West along the East line of said Eggebraaten tract 343.10 feet to the Northwest corner of Lot 6, Country Ridge 2, recorded in Book H of Plats at page 264, records of Clark County;

THENCE South 88° 54' 59" East along the North line of said Lot 6 a distance of 268.98 feet to the Northeast corner thereof;

THENCE South 01° 18' 42" West along the East line of said Lot 6 a distance of 1913.85 feet to the Easterly projection of the North line of that tract conveyed by deed to S.F. Flores under Auditor's File # 8707230069, records of Clark County;

THENCE North 88° 07' 46" West along said North line and it's Easterly projection 530.00 feet to the East line of Lot 5 Country Ridge-1, recorded in Book H of Plats at page 263, records of Clark County;

THENCE South 01° 22' 19" West along said East line 526.00 feet;

THENCE South 53° 03' 17" West 355.12 feet;

THENCE North 88° 37' 41" West 160.00 feet to the West line of said Lot 5;

THENCE North 01° 22' 19" East along said West line of Lot 5 a distance of 750.00 feet to the Northeast corner of the William S. Bennington Donation Land Claim;

THENCE North 88° 07' 46" West along the North line of said Bennington Donation Land Claim 1945.57 feet to the West line of said Section 32;

THENCE North 01° 11' 11" East along said West line 554.74 feet to the Southwest corner of that tract conveyed by deed to Clark County under Auditor's File #9510130305, records of Clark County;

EXHIBIT

A

1 of 3

THENCE along the South line of said Clark County tract the following courses:

THENCE South 88° 07' 46" East 770.00 feet;

THENCE South 01° 52' 14" West 90.00 feet;

THENCE South 88° 07' 46" East 50.00 feet;

THENCE North 01° 52' 14" East 90.00 feet;

THENCE South 88° 07' 46" East 90.00 feet;

THENCE North 44° 00' 29" East 404.54 feet to the North line of the South 25.96 acres of said Government Lot 6;

THENCE South 88° 07' 46" East along said North line of the South 25.96 acres, 138.55 feet to the East line of the West half of said Northwest quarter of Section 32;

THENCE North 01° 14' 58" East along said East line of the West half, 1170.90 feet to the North line of "Tract B" as conveyed to Robert C. Hitchcock by deed recorded under Auditor's File No. G 306895;

THENCE South 88° 54' 00" East along the North line of said Hitchcock tract, 624.92 feet to the Southeast corner of that Short Plat recorded in Book 1 of Short Plats at page 609, records of Clark County;

THENCE North 01° 18' 21" East along the East line of said Short Plat 676.45 feet to the North line of said Section 32;

THENCE South 88° 54' 00" East along said North line 30.00 feet to the Northwest corner of that Short Plat recorded under Book 1 of Short Plats, at page 608, records of Clark County;

THENCE South 01° 18' 42" West along the West line of said Short Plat 466.62 feet to the Southwest corner thereof;

THENCE South $88^{\circ} 54' 00''$ East along the South line of said Short Plat 466.62 feet to the Southeast corner thereof;

THENCE North $01^{\circ} 18' 42''$ East along the East line of said Short Plat 466.62 feet to the North line of said Section 32;

THENCE South $88^{\circ} 54' 00''$ East along said North line 60.00 feet to the most Northerly Northeast corner of said Eggebraaten tract (Auditor's File # 8501110026);

THENCE South $01^{\circ} 18' 42''$ West along the East line of said Eggebraaten tract 466.62 feet to an angle point in the North line of said Eggebraaten tract;

THENCE South $88^{\circ} 54' 00''$ East along the North line of said Eggebraaten tract 143.28 feet to the TRUE POINT OF BEGINNING.