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FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LAKESHORE TERRACE PLAT

AND

LAKESHORE TERRACE SHORT PLATS 78-112; 78-135; 78-136

KNOW ALL MEN BY THESE PRESENTS that the undersigned, currently the owners of at least two-thirds of all the real estate lots affected by the original protective covenants, conditions and restrictions covering Lakeshore Terrace Plat and Lakeshore Terrace Short Plats 78-112, 78-135, 78-136, dated October 28, 1980, and recorded October 29, 1980, under Auditor's No. 8010290195, do hereby make the following amendment to such covenants, conditions and restrictions:

SUBSERVIENCY OF BEACH FRONTAGE COMMON AREAS The beach frontage common area located within Manor Haven Addition to which all lot owners of the above referenced plats have access, will perpetually belong to the owners of the various lots who have access to said beach frontage including the owners of lots in Manor Haven, Lakeshore Terrace Plat, and Lakeshore Terrace Short Plats 78-112, 78-135, and 78-136 (platted additions). Such beach frontage common area shall be solely for the purpose of ingress and egress to the water frontage of Clear Lake as well as the recreational enjoyment of such lake.

The ownership of said beach frontage common areas by the lot owners within the platted additions shall be subject to all prior covenants and restrictions and bylaws governing the assessment for use and maintenance of said common areas, as well as all other covenants and restrictions included in the original dedication of the plat of Manor Haven Addition in which the beach frontage is located.

The ownership of said beach frontage common areas shall be incidental and subservient to the ownership of one or more individual lots within the platted additions above referred to and shall have no value whatsoever to any of the lot owners of said addition when not used in conjunction with and subservient to the ownership of said lots.

The ownership interest will originate upon the purchase of one or more lots by a lot owner and will terminate upon the sale or conveyance of those lots and the consideration paid for the ownership and use of said common areas shall be an integral part of the consideration paid for the lot or lots in Manor Haven Addition to which the ownership of the common areas attaches.

The beach frontage common areas referred to in this amendment are more particularly described on the attached Exhibit "A" and by this reference made a part hereof, and they can never be sold by any interested party including the original or subsequent developer of any of the platted additions, the Clear Lake Homeowners Association, or any lot owner or combination of lot owners within said addition, or by any of their assigns, heirs, or administrators.

IN WITNESS WHEREOF, the parties have executed this Amendment to the Covenants, Conditions and Restrictions of Lakeshore Terrace Plat and Lakeshore Terrace Short Plats 78-112, 78-135, and 78-136 on this 16th day of FEBRUARY, 1984.

Ron Lalonde

Robert M. Kelly

Stan Plester

Jean Woodlock Katz

Robert B. Clafson

Francis Handwick

STATE OF WASHINGTON)
County of Spokane) ss.

On this day personally appeared before me RON LALONDE, STAN PLESTER, ROBERT B. CLAFSON

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of February, 1984.

Thomas L. Tibbitts
Notary Public in and for the State of Washington, residing at Spokane
Cheney

STATE OF WASHINGTON)
County of Spokane) ss

On this day personally appeared before me C. Conrad Cox

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of February, 1984,

Candace A. Verwan
Notary Public in and for the State of Washington, residing at Spokane

STATE OF WAHSINGTON)
County of Spokane) ss

On this day personally appeared before me

Joan Mardlock Katz

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of March, 1984.

Ethel E. Deaver
Notary Public in and for the State of Washington, residing at Spokane
EW Deaver

STATE OF WASHINGTON)
) ss
County of Spokane)

On this day personally appeared before me FRANCIS J. HARDWICK

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20 day of March, 1984.

Robert J. Smith
Notary Public in and for the State of Washington, residing at Spokane

STATE OF WASHINGTON)
) ss
County of Spokane)

On this day personally appeared before me Robert M. Felvey

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20 day of March, 1984.

Robert J. Smith
Notary Public in and for the State of Washington, residing at Spokane

EXHIBIT "A"

LEGAL DESCRIPTION OF BEACH FRONTAGE COMMON AREAS
OF
MANOR HAVEN ADDITION AND CLEAR LAKE HOMEOWNERS' ASSOCIATION

A perpetual, nonexclusive easement, for recreational use including the right of ingress and egress, over grantors' entire parcel of land more particularly described as:

That portion of Government Lots 2 and 3, in Section 31, Township 24 North, Range 41 East, W.M., Spokane County, Washington, described as follows:

Beginning at a point located on the intersection of the east-west quarter section line of said Section 31, Township 24 North, Range 41 East, W.M., and the west right of way of Finney Street; thence north $89^{\circ}52'30''$ west 70 feet along said east-west quarter section line; thence north $50^{\circ}59'10''$ west, 143.80 feet to the high water line of Clear Lake, around the peninsula southerly to a point on a line extended westerly from the southerly line of Lot 5, Block 1, MANOR HAVEN, according to plat recorded in Volume 5 of Plats, page 98; thence north-easterly along said extension of Lot 5, to the westerly right-of-way line of Finney Street; thence northerly along said right-of-way line to the point of beginning, as outlined in red on the attached map

FILED OR RECORDED

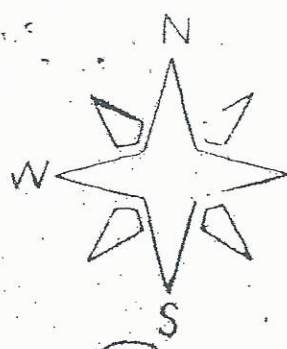
REQUEST OF PIONEER NATIONAL TITLE

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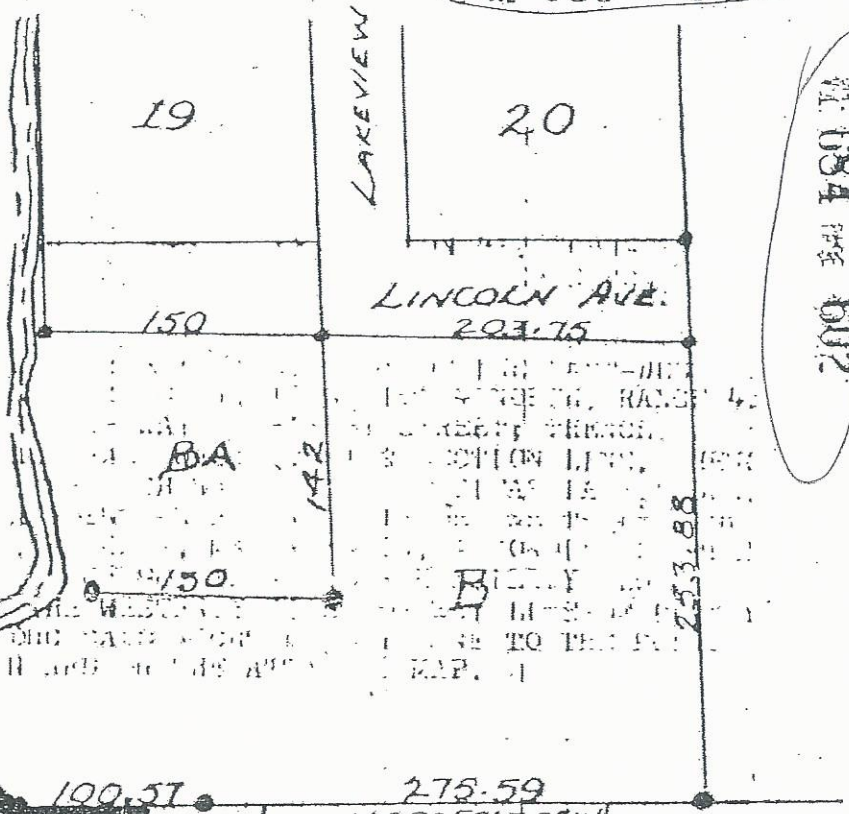
WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY

W. E. Donahue *Joe*

PL 684 PG 602



CLEAR LAKE



FINNEY STREET

