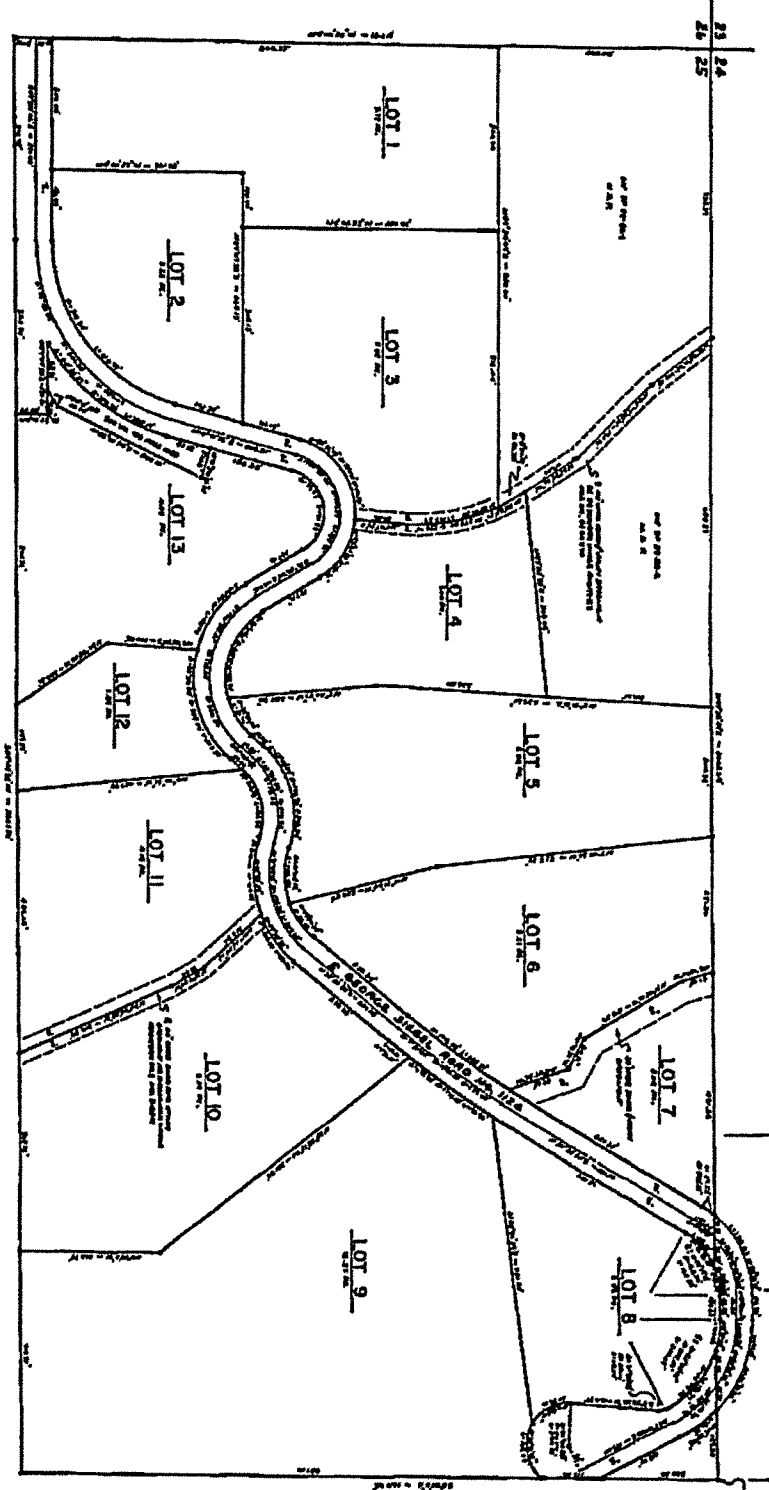
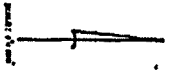


SOUTHRIDGE ESTATES
 IN THE NW 1/4 OF THE NW 1/4, SEC. 29, AND THE E 1/2 OF
 THE SE 1/4 OF THE SW 1/4, SEC. 24, T. 34N., R. 29E., W. 1A,
 STEVENS COUNTY, WASHINGTON



LEGEND

- 1. Lot 10, 11, 12, 13
- 2. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9
- 3. Lot 10, 11, 12, 13
- 4. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9



9201733

AT REQUEST OF
ROBERT D. SKIDMORE
WILLIAM E. PROVOST
COUNTY AUDITOR
DEPUTY
MAIL TO FILER
CS \$2.00 \$6.00

RECEIVED
1992 FEB 25 PM 2:50
STEVENS COUNTY AUDITOR
AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS GOVERNING
SOUTHRIDGE ESTATES SUBDIVISION

The undersigned, being the owners of all lots in SOUTHRIDGE ESTATES SUBDIVISION, do hereby amend the Declaration of Covenants, Conditions, and Restrictions governing Southridge Estates Subdivision, dated February 5, 1987, recorded February 19, 1987, under Auditor's File No. 8701131, as follows:

COVENANTS AND RESTRICTIONS

2. The provisions of Paragraph 2. are hereby rescinded and cancelled, and the following restriction is hereby substituted therein:

"No Mobile or Manufactured Homes of any kind shall be permitted on any of the lots in said Subdivision. This restriction shall not affect the provisions of Paragraph 5."

3. The words "or mobile/manufactured homes" are hereby deleted from the first line of Paragraph 3.

In all other respects, the provisions of said Declaration of Covenants, Conditions and Restrictions Governing Southridge Estates Subdivision are hereby ratified and confirmed.

DATED this 24th day of February, 1992.

John E. Teubner
John E. Teubner
Sharlene A. Teubner

AM-PAC REALTY, INC.

By *David J. Saylor* President

By *Roxanne U. Saylor* Secretary

AK:156-2216

8701131

1. : 1.15

9201733

STATE OF WASHINGTON)
County of Stevens) ss.

On this day personally appeared before me John E. Teubner and
Sharlene A. Teubner, husband and wife, 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
and voluntary act and deed for the uses and purposes therein



Under my hand and official seal this 24 day of
Notary Public in and for the State of
Washington, residing at Colville

STATE OF WASHINGTON)
County of Stevens) ss.

On this day of February, 1992, before me, the
undersigned, a Notary Public in and for the State of Washington,
duly sworn, personally appeared David J. Stiller and Roxanne L.
Stiller to me known to be the President and Secretary, respectively,
of AM-PAC REALTY, INC., the corporation that executed the foregoing
instrument, and acknowledged the said instrument to be the free and
voluntary act and deed of said corporation for the uses and
purposes therein mentioned, and on oath stated that they are
authorized to execute the said instrument and that the seal affixed
is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed day and year
first above written.

[Signature]
Notary Public in and for the State of
Washington, residing at Colville



6701131

At request of
Robert D. Skidmore
Colville, WA 99114
WILLIAM E. PROVOST
COUNTY AUDITOR

RECEIVED

1987 FEB 19 AM 11:28

STEVENS COUNTY AUDITOR

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS GOVERNING
SOUTHRIDGE ESTATES SUBDIVISION

Colaine D. Davidson
Deputy
Mail to filer
\$8.00

This declaration of covenants, conditions and restrictions made February 5, 1987 and entered into by the undersigned, representing one of the parcel owners of SOUTHRIDGE ESTATES SUBDIVISION, Stevens County, State of Washington. The parties intend to preserve and enhance the values and amenities of the area.

GENERAL PROVISIONS

A. These restrictions shall operate as covenants running with the land for the benefit of any and all persons who now may own or who may hereafter own, property in the subdivision, for a period of 30 (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by owners of a majority of the lots or tracts has been recorded, agreeing to change the covenants in whole or part. Unless otherwise agreed by the parties having an interest in any lot, the "owner" shall be the party holding fee title, except in the case of a real estate contract or successive contracts, the last contract purchaser in the chain of title shall be deemed the "owner".

B. Any persons who now may own, or who may hereafter own, property in the subdivision are specifically given the right to enforce these restrictions through any proceedings, at law or in equity, against any person or persons violating or threatening to violate such restrictions, and to obtain injunctions or recover any damages suffered by them from any violations thereof.

C. Each and all of the covenants, conditions and restrictions contained herein shall be deemed and construed to be continuing and no waiver of or failure to enforce a breach of any of the covenants, conditions and restrictions herein contained shall be construed to be a waiver of any other breach of the same, or other covenants, conditions and restrictions.

D. If any covenant, condition or restriction contained herein, or any portion thereof, is invalidated or voided, by court order or otherwise, such invalidity or voidness shall in no way affect any other covenant, condition or restriction.

E. These protective covenants shall be fully incorporated into any instrument by reference to the same as "Declaration of Covenants, Conditions and Restrictions" under Auditor's file number _____.

SEE 111 PAGE 0385

8701131

COVENANTS AND RESTRICTIONS

1. The principal use and occupancy of said property shall be limited to residential and agricultural purposes and no use of any of said property shall be made which shall unreasonably interfere with the peace and enjoyment of said properties for residential and agricultural purposes. "Residential use" may include use of the premises for purposes incidental to the conduct by the resident of a personal service business or other commercial activity, the principal portion of which is conducted or performed off the premises. Said properties or any future subdivision thereof shall be limited to one single family residential unit. A "subdivision" shall be any division of said properties which meets the requirements of county or state platting laws, provided that no mobile home courts or other subdivision designed for non-owner occupied residence shall be permitted.
2. Mobile/manufactured homes are allowed provided they are not older than seven (7) years from the date of manufacture when placed on the property. Mobile homes must be fully skinned and said skirt painted within 6 months from when the mobile home is set on the parcel.
3. Homes or mobile/manufactured homes shall contain a minimum of 800 square feet exclusive of second floors, open decks, garages, covered carports, sheds or other outbuildings.
4. The exterior of any buildings shall be completed within two years of the beginning of construction. Roof covering shall be wood shake shingle, composition shingle or painted metal. No unpainted metal roofing is permitted on any building including mobile homes within the subdivision.
5. The use of tents, campers or travel trailers shall be permitted on residential parcels for weekend and vacation use and during the two year construction period.
6. Driveways crossing drainage ditches must be equipped with adequate culverts capable of assuring the free and unobstructed passage of the waters therein and on public right-of-way must comply with regulations and standards of Stevens County.
7. All lots will have an individual sewage system, approved and inspected by the Stevens County Health Department.
8. All livestock, fowl or other animals maintained on said properties shall be kept confined within suitable fences or other enclosures and the premises shall be maintained free of rubbish and offensive odors.

SEE 111 PAGE 0386

8701131

9. No trash, garbage, ashes, refuse, ruins or other remains of any kind (INCLUDING DISABLED VEHICLES) shall be thrown, dumped, placed, disposed of or permitted to remain on any land in the development, vacant or otherwise. The person or persons in control or possession of any residential lot shall, irrespective of fault, be responsible for the prompt removal of such materials. Such materials shall be kept in containers which shall be maintained in a clean and sanitary condition and shall be kept hidden from county road and adjacent lot owner's view.

10. No gates or other obstructions shall be placed on Road Easements which would obstruct access by any party to their respective properties, except that a cattle guard may be established at the point where said roadway crosses property boundary lines, said cattle guard to be established in accordance with existing specifications established by Stevens County for county roadways.

IN WITNESS WHEREOF the undersigned have affixed their signatures.

AM-PAC REALTY, INC.

BY David J. Sitler, President

Patricia I. Hinton, a widow

BY Roxanne L. Sitler, Sec/Tres

STATE OF WASHINGTON)
) ss.
COUNTY OF STEVENS)

On this day personally appeared before me David J. Sitler and Roxanne L. Sitler to me known to be the President and Sec/Tres, respectively, of AM-PAC REALTY, INC. the corporation which executed the within and foregoing instrument, and acknowledged that the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned. Given under my hand and official seal this 5th day of February, 1987.

Notary Public in and for the State of Washington residing at Colville.
My commission expires 10-6-88

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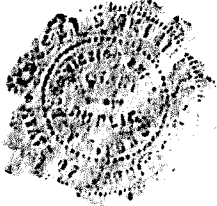
8701131

1011073

STATE OF WASHINGTON) ; ss.
County of Stevens)

On this day personally appeared before me Patricia I. Hinton, a widow, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of February, 1987.



Patricia I. Hinton
Notary Public in and for the State
of Washington, residing at Colville.