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Recording Fee \$107.50 Page 1 of 5
Amendment SPOKANE RV RESORT OWNERS ASSOC.
Spokane County Washington



**Recorded at the request of
and after recording return to:**

Spokane RV Resort Owners Association
P.O. Box 1997
Deer Park WA 99006

Indexing Data	
Document Title	Seventh Amendment to Condominium Declaration of Spokane RV Resort, Deer Park Washington, a Condominium
Grantor	Spokane RV Resort Owners Association
Grantee	Spokane RV Resort Owners Association
Short Legal	<u>Fee Owned Lots:</u> <i>Phase 1 of Spokane RV Resorts, Deer Park Washington,</i> Block A, Lots 1-21, Block B, Lots 1-18, Block C, Lots 1-11, Block D, Lots 1-5, Block I, Lots 1-11, Tract D
Full legal descriptions on pages 1 and 2	<u>Common Area:</u> <i>DEER PARK GOLF & COUNTRY CLUB CONDOMINIUMS: TR "D"</i>
Document Affected	AF No. 4851662
Tax Parcel Nos.	29361.0301, 29361.0302, 29361.0303, 29361.0304, 29361.0305, 29361.0306, 29361.0307, 29361.0308, 29361.0309, 29361.0310, 29361.0311, 29361.0312, 29361.0313, 29361.0314, 29361.0315, 29361.0316, 29361.0317, 29361.0318, 29361.0319, 29361.0320, 29361.0321, 29361.1204, 29362.0401, 29362.0402, 29362.0403, 29362.0404, 29362.0405, 29362.0406, 29362.0407, 29362.0408, 29362.0409, 29362.0410, 29362.0411, 29362.0412, 29362.0413, 29362.0414, 29362.0415, 29362.0416, 29362.0417, 29362.0418, 29362.0501, 29362.0502, 29362.0503, 29362.0504, 29362.0505, 29362.0506, 29362.0507, 29362.0508, 29362.0509, 29362.0510, 29362.0511, 29362.0601, 29362.0602, 29362.0603, 29362.0604, 29362.0605, 29362.1101, 29362.1102, 29362.1103, 29362.1104, 29362.1105, 29362.1106, 29362.1107, 29362.1108, 29362.1109, 29362.1110, 29362.1111,

**Seventh Amendment to Condominium Declaration of
Spokane RV Resort, Deer Park Washington, a Condominium**

This Seventh Amendment is made as of August 17, 2020, by the Board of Directors of the Spokane RV Resort Owners Association, a Washington nonprofit corporation (the "Association") at the instance of and for the benefit of the Association.

Recitals:

- A. Spokane RV Resorts, Deer Park Washington, a Condominium (the "**Condominium**") Phase 1 and Phase 2 are shown on the amended plat recorded under Spokane County Auditor's File No. 5962210 in Volume 10 of Condominiums, pages 67-68, records of Spokane County. Phase 3 of the Condominium is shown on the plat recorded under Spokane County Auditor's File No. 6071993 in Volume 10 of Condominiums, pages 71-72, records of Spokane County. The Declaration for the Condominium ("**Declaration**") was filed under Spokane County Auditor's File No. 4851662, and was amended by documents filed under Spokane County Auditor's File No. 5962209 (the "First Amendment" amending various provisions of the Declaration), 6071992 and 6249093 ((both labeled "Second Amendment" adding Phase 3 to the Condominium), and 6179360 and 6242409 (labeled "Third Amendment" and "Fourth Amendment" withdrawing Phase 2 from the Condominium. The "Sixth Amendment" withdrew 82 lots from Phase 1, leaving the Condominium with 66 fee owned lots ("**Fee Owned Lots**") and one Condominium owned common area described as Tract "D". The "Sixth Amendment withdrew "Phase 3", 61 fee owned lots and DEER PARK GOLF & COUNTRY CLUB CONDOMINIUMS: TR "A" SPOKANE RV RESORT CONDOMINIUMS 1ST AMEND: TR "E" (AFN# 5962210), TR "B" (AFN# 5962210), TR "C" (AFN# 5962210), PRIVATE ROADS (AFN# 5962210), SPOKANE RV RESORT CONDOMINIUMS PHASE 3: TRACT "A" (AFN 6071993) , TRACT "B" COMMON ROAD (AFN 6071993), TRACT "C" (AFN 6071993), DRAINAGE EASEMENT LOTS (AFN 6071993).
- B. In a vote of Condominium members, by a vote in excess of 80% of the total voting power of the Association the following changes to Declaration of Spokane RV Resort, Deer Park, Washington, A Condominium, recorded February 25, 2003 reference number: 4851662 and as shown in C. below.

C. Amendments to Declaration:

- (i) Paragraph 7.6 Association Records (page 20)

At least annually the Association shall prepare or cause to be prepared, a financial statement of the Association which shall be audited by a Certified Public Accountant unless the audit is waived by Owners having ~~sixty (60%)~~ a majority of the allocated votes of the **Quorum (25%) voting requirements of the Association (Paragraph**

7.4.2). Association funds shall be kept in bank accounts in the Association's name and shall not be commingled and checks payments expending funds of the Association must be signed by two officers or directors approved in advance by the Association treasurer and authorized accounting CPA firm representing the Association.

(ii) Paragraph 8.B.ii. Election (page 21)

Nomination of a slate of candidates for the first elected Board may be made by the Declarant. Nominations of a slate of candidates for subsequent Boards may be made by a nominating committee composed of three (3) or more Owners who are not Board members, selected by the Board. Additional nominations may only be made by a petition signed by at least fifty (50) Owners. Additional nominations may be made by any Owner.

(iii) 8.B.iii. Term (Page 21-22)

In the event of a vacancy occasioned by any cause other than removal, the remaining Board Members may select a replacement Board member who shall serve until the next annual meeting or until any special meeting called to elect a new Board Member. out the remaining term of the Director they replaced.

(iv) 9.1.2 Parking (Page 26-27)

The parking of no more than one two licensed motor vehicles, in addition to the Recreational vehicle, Motor Home, Motor Coach, Travel Trailer or Fifth Wheel, on a Parcel shall be permitted.

(v) ~~9.5 Minor Guest Restrictions (page 28)~~

~~Guests under age 21 must be registered with the Association.~~

(vi) 9.8 Signs (page 28)

No billboard or sign (other than an approved Parcel number identification sign or Owner identification sign meeting the written rules and regulations of the Board) of any nature whatsoever, shall be displayed upon any Parcel, or on the outside of any

Recreational Vehicle, or in any window, or in or on any vehicle parked on the Property.

(vii) 9.15 Boats, ~~Bicycles~~, Trash, and Incidentals (page 30)

All boats, ~~bicycles~~, equipment, boxes, and storage piles, shall be kept so as to conceal them from view of neighboring property and the Common Element roadways and streets. Rubbish, trash, and garbage shall not be burned or allowed to accumulate on any Parcel or on the Property. All trash, rubbish and garbage shall be stored within the Recreational Vehicle and taken regularly wrapped in garbage bags to the garbage receptacles provided at regular intervals throughout the Condominium. Garbage pickup and disposal from receptacles shall be the responsibility of the Association.

Boats and trailers, utility trailers and other Owner equipment may be stored on a Parcel for loading and un-loading purposes only for up to 24 hours.

(viii) 9.19 Exterior Exposure (page 31)

With the exception of Owner identification signs as permitted in 9.8 of this Declaration and Association rules and regulations, no owner shall cause or permit anything to be hung or displayed on the outside of doors or placed on the outside walls of a Recreational Vehicle, and no sign shall be affixed to or placed upon the exterior walls of a recreational vehicle, and no sign shall be affixed to or placed upon the exterior walls or roof or part thereof, without the prior written consent of the Board.

The foregoing amendments to the Declaration were approved by a vote in excess of 80% of the total voting power of the Association, in compliance with RCW 64.34.348 and Section 19.1 of the Declaration and under State of Washington Governor Inslee COVID-19 Proclamations 20.51-20.51.6 issued April 17, 2020 and still in effect as of the date of Condominium amendment approval vote as of August 17, 2020.

Except as modified by this Seventh Amendment, the Declaration (as heretofore amended) is ratified and shall continue in full force and effect.

The Recitals first set forth above are incorporated into this amendment by this reference.
DONE as of the date first set forth above.

