



Recorded at the request of  
 and after recording return to:

Spokane RV Resort Owners Association  
 1205 N. Country Club Drive  
 Deer Park WA 99006

SP24318

Indexing Data	
Document Title	Sixth 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	<b>Fee Owned Lots:</b> Phase 1 of Spokane RV Resorts, Deer Park Washington, 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	<b>G7 Property:</b> Phase 1 of Spokane RV Resorts, Deer Park Washington, Lots 1, 9 and 18, Block A, Lots 3-6, 9, 11, 12, 14, and 15, Block B, Lots 1-9, Block E, Lots 1-17, Block F, Lots 1-18, Block G, Lots 1-38, Block H, Lots 5-8, Block I. Phase 3 of Spokane RV Resorts, Lots 1-25, Block A, Lots 1-19, Block B, Lots 1-17, Block C <b>Common Area:</b> 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)
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, 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, 29362.0701, 29362.0702, 29362.0703, 29362.0704,  
 29362.0705, 29362.0706, 29362.0707, 29362.0708, 29362.0709, 29262.0801, 29262.0802, 29262.0803, 29262.0804,  
 29262.0805, 29262.0806, 29262.0807, 29262.0808, 29262.0809, 29262.0810, 29262.0811, 29262.0812, 29262.0813,  
 29262.0814, 29262.0815, 29262.0816, 29262.0817, 29362.0901, 29362.0902, 29362.0903, 29362.0904, 29362.0905,  
 29362.0906, 29362.0907, 29362.0908, 29362.0909, 29362.0910, 29362.0911, 29362.0912, 29362.0913, 29362.0914,  
 29362.0915, 29362.0916, 29362.0917, 29362.0918, 29362.1001, 29362.1002, 29362.1003, 29362.1004, 29362.1005,  
 29362.1006, 29362.1007, 29362.1008, 29362.1009, 29362.1010, 29362.1011, 29362.1012, 29362.1013, 29362.1014,  
 29362.1015, 29362.1016, 29362.1017, 29362.1018, 29362.1019, 29362.1020, 29362.1021, 29362.1022, 29362.1023,  
 29362.1024, 29362.1025, 29362.1026, 29362.1027, 29362.1028, 29362.1029, 29362.1030, 29362.1031, 29362.1032,  
 29362.1033, 29362.1034, 29362.1035, 29362.1036, 29362.1037, 29362.1038, 29362.1501, 29362.1502, 29362.1503,  
 29362.1504, 29362.1505, 29362.1506, 29362.1507, 29362.1508, 29362.1509, 29362.1510, 29362.1511, 29362.1512,  
 29362.1513, 29362.1514, 29362.1515, 29362.1516, 29362.1517, 29362.1518, 29362.1519, 29362.1520, 29362.1521,  
 29362.1522, 29362.1523, 29362.1524, 29362.1525, 29362.1601, 29362.1602, 29362.1603, 29362.1604, 29362.1605,  
 29362.1606, 29362.1607, 29362.1608, 29362.1609, 29362.1610, 29362.1611, 29362.1612, 29362.1613, 29362.1614,  
 29362.1615, 29362.1616, 29362.1617, 29362.1618, 29362.1619, 29362.1701, 29362.1702, 29362.1703, 29362.1704,  
 29362.1705, 29362.1706, 29362.1707, 29362.1708, 29362.1709, 29362.1710, 29362.1711, 29362.1712, 29362.1713,  
 29362.1714, 29362.1715, 29362.1716, 29362.1717, 29361.1205, 29362.1201, 29362.1202, 29362.1203, 29362.1204,  
 29362.1208, 29362.1801, 29362.1802, 29362.1803, 29362.1804



STATE OF WASHINGTON  
 COUNTY OF SPOKANE JSS

I Vicky M. Dalton, Spokane County Auditor, do hereby certify that this forgoing document  
 is a true and correct copy of the document received and recorded in my office.

In witness whereof, I hereunto set my hand this 8th day of Oct, 2020  
 VICKY M. DALTON, Spokane County Auditor

*Michelle Bundy* Deputy



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

This Sixth Amendment is made as of December 4, 2019, 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.

B. A portion of Phase 1 of the Condominium was developed into 66 lots for resale as fee owned lots the ("**Fee Owned Lots**"), described as:

*Phase 1 of Spokane RV Resorts, Deer Park Washington, Lots 1-21, Block A, Lots 1-18, Block B, Lots 1-11, Block C, Lots 1-5, Block D, Lots 1-11, Block I*

The balance of Phase 1 of the Condominium was never developed (the "**Undeveloped Lots**", described as:

*Phase 1 of Spokane RV Resorts, Deer Park Washington, Lots 1-9, Block E, Lots 1-17, Block F, Lots 1-18, Block G, Lots 1-38, Block H, Lots 5-8, Block I*

Phase 2 of the Condominium has not been developed and has been withdrawn from the Condominium.

C. Grapevine 7, Inc., a Colorado corporation ("**G7**") has purchased the Undeveloped Lots in Phase 1 of the Condominium (as described above), and the 16 then unsold Fee Owned Lots in Phase 1 of the Condominium (Lots 1, 9 and 18, Block A, Lots 3-6, 9, 11, 12, 14, and 15, Block B, Lots 5-8, Block I) and Phase 3 of the Condominium (the "**G7 Property**").

D. The Association and G7 have approved the following agreements by a vote in excess of 80% of the total voting power of the Association:

- (i) G7 and the Association have agreed to withdraw from the Condominium (i) the Undeveloped Lots in Phase 1 of the Condominium (as described above) and (ii) Phase 3 of the Condominium,



STATE OF WASHINGTON  
COUNTY OF SPOKANE }SS

I Vicky M. Dalton, Spokane County Auditor, do hereby certify that this forgoing document is a true and correct copy of the document received and recorded in my office.

In witness whereof, I hereunto set my hand this 8<sup>th</sup> day of Oct, 2020

VICKY M. DALTON, Spokane County Auditor

*Melissa Bundy* Deputy



(ii) G7 has agreed to purchase from the Association the common area (the "Common Area") associated with the Condominium (except for Phase 1, Tract D, which will be retained by the Association) to serve as amenities for the G& Property The common Area is described as:

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) , and

(iii) In connection with, and as a condition to purchase of the Common Area, the Association and G7 have entered into a Covenant for Amenity and Common Utilities Usage, whereby G7 will manage and maintain the Common Area purchased from the Association for the joint use and benefit of the Fee Owned Lots in Phase I (as described above) and the G7 Property (as described above).

E. G7 has waived any claim to be a successor Declarant under Section 21.6 of the Declaration.

Now therefore:

**Amendments to Declaration:**

The Declaration (as heretofore amended) is further amended to

- (i) withdraw from the Condominium (a) the Undeveloped Lots in Phase 1 of the Condominium (as described above) and (b) Phase 3 of the Condominium (as described above);
- (ii) withdraw from the Condominium and sell to G7, the Common Area (as described above); provided however, Tract D of Phase I shall remain the property of the Association and part of the Condominium, and
- (iii) approve the Covenant for Amenity and Common Utilities Usage between the Association and G7, whereby G7 will manage and maintain the Common Area purchased from the Association for the joint use and benefit of the Fee Owned Lots in Phase I (as described above) and the G7 Property (as described above).

The Deed conveying the Common Area to G7 and the Covenant for Amenity and Common Utilities Usage are recorded immediately following this Sixth Amendment.

For avoidance of doubt, after this Sixth Amendment, the Condominium will consist only of the Fee Owned Lots in Phase 1 of the Condominium and Tract D of Phase 1 of the Condominium.

The foregoing amendments to the Declaration were approved at a duly held meeting of the Association Members held on December 4, 2019 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.

SIXTH AMENDMENT - PAGE 2



STATE OF WASHINGTON  
COUNTY OF SPOKANE )SS

I Vicky M. Dalton, Spokane County Auditor; do hereby certify that this forgoing document is a true and correct copy of the document received and recorded in my office.

In witness whereof, I hearunto set my hand this 18 day of Oct, 2019

VICKY M. DALTON, Spokane County Auditor

*Anna Brady* Deputy



Except as modified by this Sixth 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.

Spokane RV Resort Owners Association

By *Kim S. Friedman*  
President

*12-10-19*

STATE OF IDAHO )  
County of Valley ) :SS.

This record was acknowledged before me on December 10, 2019 by Kristen S. Friedman as President of Spokane RV Resort Owners Association.

DEBBI ROACH  
Notary Public - State of Idaho  
Commission Number 50732  
My Commission Expires Aug 31, 2025

*Debbi Roach*  
Notary Public in and for the State of IDAHO  
My commission expires: 8/31/2025

SIXTH AMENDMENT - PAGE 3



STATE OF WASHINGTON  
COUNTY OF SPOKANE )SS  
I Vicky M. Dalton, Spokane County Auditor; do hereby certify that this forgoing document is a true and correct copy of the document received and recorded in my office.  
In witness whereof, I hereunto set my hand this 8th day of Oct, 2019  
VICKY M. DALTON, Spokane County Auditor

*Aimee Bundy* Deputy