



2002-028035
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Benton County

After recording return to:

Chicago Title

Document Title(s) (or transactions contained therein):

- 1. Amendment to Covenants
- 2.
- 3.

Reference number(s) of documents assigned or released:
on page _____ of document

2002-027926
2002-029106

Grantor(s):

- 1. Masterson
- 2.
- 3.
- 4.

additional names on page _____ of document

Grantee(s):

- 1. Public
- 2.
- 3.
- 4.

additional names on page _____ of document

Legal Description:

- 1. Abbreviated: Lots 1 through 202 inclusive, Bellerive Springs
- 2. Full legal description is on page ONE of document

Assessor's Property Tax Parcel Account Number(s):

1-2598-400-0002-001



AMENDMENT

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

CHICAGO TITLE INSURANCE

PLAT OF BELLERIVE SPRINGS

Misc 02-277

Dated this 15 day of July, 2002.

The Declarant, Desert Springs Manufactured Home Community, L. L. C., a Washington Limited Liability Company, is owner of the following legally described real property and property in question situated in the City of Richland, County of Benton, State of Washington:

Lots 1 through 202 inclusive, Bellerive Springs, according to the Plat thereof recorded in Book 15 of Maps, Page 147, of the official records of the County Recorder of Benton County, State of Washington.

The Declaration of Covenants, Conditions, and Restrictions originally recorded September 5, 2001, under Auditor's File No. 2002-027926, re-recorded September 19, 2001, under Auditor's File No. 2002-029166, re-recorded 1, 2002, under Auditor's File No. 1, and re-recorded 1, 2002, under Auditor's File No. 1, Benton County, Washington is hereby amended to include new language as underlined and amended Sections to the existing Articles as follows:

ARTICLE V

USE RESTRICTIONS

Section 1: "Use of Lots as a Single Family Subdivision." All Lots within Bellerive Springs shall be known and described as residential Lots and shall be occupied and used for single family residential purposes only, and construction thereon as to Lots 55 through 202 shall be restricted to single-family manufactured homes and related improvements and construction thereon as to Lots 1 through 54 shall be restricted to single-family stick-built homes and related improvements. The Owners shall use their respective properties for their enjoyment in such manner as not to offend or detract from the other Owners' enjoyment of their own respective properties. No Owner shall carry on any activity of any nature whatsoever on their property that is in derogation or in violation of the laws and statutes of the State of Washington.

Section 2: "Nature of Buildings." No buildings or structures other than approved manufactured homes as to Lots 55 through 202 shall be moved from other locations onto any Lot. All improvements erected on a Lot shall be of new construction. No structure of a temporary character and no trailer, basement, shack, garage, barn, or other out-building shall be used on any Lot at any time as a residence, either temporarily or permanently. Unless otherwise approved by the Director of the City of Richland Planning Commission, the minimum development standards must be met according to the Plat. The following shall be minimal requirements for all manufactured homes situated on Lots 55 through 202 within Bellerive Springs:



The following shall be minimal requirements for all stick-built homes situated on Lots 1 through 54 within Bellerive Springs:

- A. All stick-built homes shall have a 5/12 or greater roof pitch, with composition shingles or other product approved by the Architectural Control Committee. All stick-built home eaves shall have a minimum of four inches (2") on the front, back, and sides. All stick-built homes shall have a gutter plan for rain, snow, and water run-off.
- B. All stick-built homes shall have a residential-type siding composed of L-P smart panel, hardiplank, concrete fiber product, lapped siding, or another product approved by the Architectural Control Committee. Colors for the home, garage, miscellaneous structures, and fences shall be aesthetically pleasing to the community as a whole and shall be approved by the Architectural Committee.
- C. All stick-built homes shall have architectural features that are aesthetically pleasing to the street side, i.e. dormer, recessed entries, or covered porch. All stick-built homes and any addition or accessory structure shall conform to and meet or exceed the installation requirements as set forth in the City of Richland Municipal Code.
- D. Unless otherwise approved by the Director of the City of Richland Planning Commission, the minimum development standards must be met according to the Plat. All improvements erected on a lot shall be of new construction. No metal construction or pole building shall be permitted. All out-buildings, storage sheds, awnings, porch covers, decks, etc. shall be of wood construction or of other material approved by the Architectural Control Committee. Front deck sizes shall be a minimum 4 foot X 4 foot landing. Sidewalks are required from the driveway to the front door area and shall be constructed of concrete or other material approved by the Architectural Control Committee. All stick-built homes installed shall have central air conditioning or a heat pump. No window or wall air conditioning units, swamp coolers, etc. shall be permitted.
- E. All stick-built homes shall have an attached double-car garage constructed of wood construction or of other material and color approved by the Architectural Control Committee and constructed within sixty (60) days after placement of the home. All driveways shall be constructed of concrete. Any additional parking accommodations and materials used shall be approved in advance by the Architectural Control Committee. No gravel shall be placed on the property for purposes of additional parking.
- F. Approved street lights are required for each lot and are available from the Homeowner's Association. Lights are required to be installed at the time of home installation.
- G. All stick-built homes shall comply with the Association and Architectural Control Committee's required appearance regulations.



A.....

ARCHITECTUJRAL CONTROL COMMITTEE

All plans for proposed manufactured homes or stick-built homes, garage, buildings, landscaping, and fencing, if any, showing the nature, kind, shape, color, height, materials, and site specifications of such manufactured homes or stick-built homes shall be approved in writing by the Architectural Control Committee. Approval shall include, but not be limited to the proposed manufactured home or stick-built home's conformity and harmony; of exterior design with existing structures in Bellerive Springs as planned for the future, and as to location of the building with respect to topography and finished grade elevation. No manufactured home or stick-built home shall be erected, placed, or altered on any Lot without written approval by the Architectural Control Committee.

DATED this 17 day of 7, 2002.

Caroline LaKey

Caroline LaKey

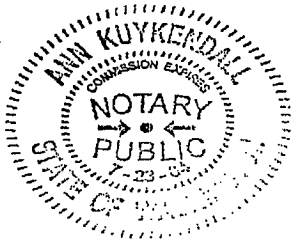


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STATE OF WASHINGTON)
COUNTY OF BENTON)

On this day personally appeared before me Caroline LaKey and NONE
that executed the foregoing instrument and acknowledged the said instrument to be the free and
voluntary act and deed of said ~~Caroline LaKey~~ and ~~PROPERTY~~ NONE for the uses and
purposes therein mentioned; and on oath stated that Caroline LaKey and
NONE are authorized to execute the said instrument.

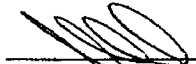
WITNESS my hand and official seal this 17 day of July, 2002.



Ann Kuykendall
Notary Public, in and for the State of Washington
residing in Benton County
Appointment Expires: 7-23-04



DATED this 17th day of July, 2002.



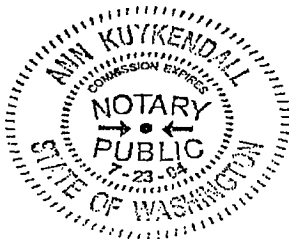
Timothy J. Snider


Rene Snider

STATE OF WASHINGTON)
)
COUNTY OF BENTON)

On this day personally appeared before me Timothy J. Snider and Rene Snider that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Timothy J. Snider and Rene Snider for the uses and purposes therein mentioned; and on oath stated that Timothy J. Snider and Rene Snider are authorized to execute the said instrument.

WITNESS my hand and official seal this 17th day of July, 2002.





Ann Kuykendall
Notary Public, in and for the State of Washington
residing in Benton County
Appointment Expires: 7-23-04



DATED this 15th day of July, 2002.

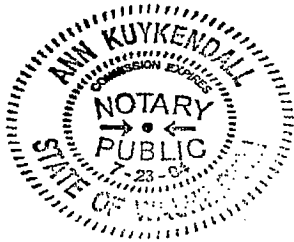
Ronald P. Casassa
Ron Casassa

Karen E. Casassa
Karen Casassa

STATE OF WASHINGTON)
COUNTY OF BENTON)

On this day personally appeared before me Ron + Karen Casassa and _____
that executed the foregoing instrument and acknowledged the said instrument to be the free and
voluntary act and deed of said ~~that~~ Ron Casassa and ~~Property~~ Karen Casassa for the uses and
purposes therein mentioned; and on oath stated that Ronald Casassa and
Karen Casassa are authorized to execute the said instrument.

WITNESS my hand and official seal this 15th day of July, 2002.



Ann Kuykendall
Notary Public, in and for the State of Washington
residing in Benton County
Appointment Expires: 7-23-04



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DATED this 16th day of July, 2002.

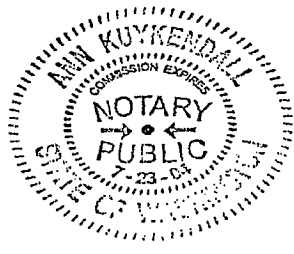
Richard Foster
Richard Foster

Marilyn A. Foster
Marilyn Foster

STATE OF WASHINGTON)
COUNTY OF BENTON)

On this day personally appeared before me Richard Foster and Marilyn Foster that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said ~~part~~ Richard Foster and ~~part~~ Marilyn for the uses and purposes therein mentioned; and on oath stated that Richard Foster and Marilyn Foster are authorized to execute the said instrument.

WITNESS my hand and official seal this 16th day of July, 2002.



Ann Kuykendall
Notary Public, in and for the State of Washington
residing in Benton
Appointment Expires: 7-23-04

DATED this 17th day of July, 2002.



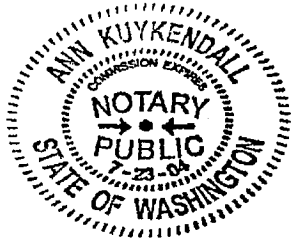
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Dennis M. Mahoney
Dennis M. Mahoney

STATE OF WASHINGTON)
COUNTY OF BENTON)

On this day personally appeared before me Dennis M. Mahoney that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Dennis M. Mahoney for the uses and purposes therein mentioned; and on oath stated that Dennis M. Mahoney is authorized to execute the said instrument.

WITNESS my hand and official seal this 17 day of July, 2002.



Ann Kuykendall
Notary Public in and for the State of Washington
residing in Benton
Appointment Expires: 7-23-04



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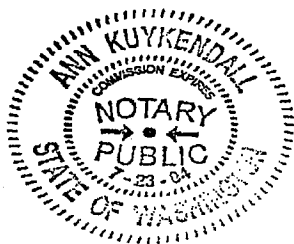
DATED this 18th day of July, 2002.

Anthony S. Cossu
Anthony S. Cossu

STATE OF WASHINGTON)
)
COUNTY OF BENTON)

On this day personally appeared before me Anthony S. Cossu that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Anthony S. Cossu for the uses and purposes therein mentioned; and on oath stated that Anthony S. Cossu is authorized to execute the said instrument.

WITNESS my hand and official seal this 18th day of July, 2002.



Ann Kuykendall
Notary Public, in and for the State of Washington
residing in Benton
Appointment Expires: 7-23-04

