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AMENDMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS, TAVERNER RIDGE
PHASE I, PHASE II, AND PHASE III

Reference Number(s) of related documents:

3989247, 4086519, 4446326, 4582735, 4582736, 4667275, 4515301, 4676531, 4707242

4343194

Additional Reference #'s on page _____

Grantees (Last, First and Middle Initial)

TAVERNER RIDGE PHASE I	311/264
TAVERNER RIDGE PHASE II	311/316
TAVERNER RIDGE PHASE III	311/516

Additional grantors on page _____

Grantor

Taverner Ridge Homeowners Association

Additional grantees on page _____

Legal Descriptions:

Lots 1 through 49, Tracts A through K, 311/264, Lots 50 through 94, Tracts A through E,
311/316, Lots 95 through 122, Tracts A Through E

Tax SERIAL NO. 220032-002 - SEE PAGE 2 For Additional

Additional legal is on page _____

Assessor's Property Tax Parcel/Account Number:

220032-002, 220032-004, 220032-006, 220032-008, 220032-010, 220032-012, 220032-014,
220032-016, 220032-018, 220032-020, 220032-022, 220032-024, 220032-026, 220032-028,
220032-030, 220032-032, 220032-034, 220032-036, 220032-038, 220032-040, 220032-042,
220032-044, 220032-046, 220032-048, 220032-050, 220032-052, 220032-054, 220032-056,
220032-058, 220032-060, 220032-062, 220032-064, 220032-066, 220032-068, 220032-070,
220032-072, 220032-074, 220032-076, 220032-078, 220032-080, 220032-082, 220032-084,
220032-086, 220032-088, 220032-090, 220032-092, 220032-094, 220032-096, 220032-098,
220032-100, 220032-102, 220032-104, 220032-106, 220032-108, 220032-110, 220032-112,
220032-114, 220032-116, 220032-118, 220032-120, 220032-122, 220032-124, 220032-126,
220032-128, 220032-130, 220032-132, 220032-134, 220032-136, 220032-138, 220032-140,
220032-142, 220032-144, 220032-146, 220032-148, 220032-150, 220032-152, 220032-154,
220032-156, 220032-158, 220032-160, 220032-162, 220032-164, 220032-166, 220032-168,
220032-170, 220032-172, 220032-174, 220032-176, 220032-178, 220032-180, 220032-182,
220032-184, 220032-186, 220032-188, 220032-190, 220032-192, 220032-194, 220032-196,
220032-198, 220032-200, 220032-202, 220032-204, 220032-206, 220032-208, 220032-210,
220032-212, 220032-214, 220032-216, 220032-218, 220032-220, 220032-222, 220032-224,
220032-226, 220032-228, 220032-230, 220032-232, 220032-234, 220032-236, 220032-238,
220032-240, 220032-242, 220032-244, 220032-246, 220032-248, 220032-250, 220032-252,
220032-254, 220032-256, 220032-258, 220032-260, 220032-262, 220032-264, 220032-266,
220032-268, 220032-270, 220032-272, 220032-274, 220032-276, 220032-278, 220032-280,
220032-282, 220032-284

**RESOLUTION TO AMEND THE
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
FOR TAVERNER RIDGE HOMOWNER'S ASSOCIATION
AS AMMENDED BY PHASE III CC&R'S RECORDED UNDER AUDITOR'S
NO. #4707242**

AMENDMENT NUMBER ONE

The Declarant, Taverner Development, LLC, under its authority to manage the Development during the Development Period as provided under Article V of each of the above noted CC&R's, recommends to the Association the following:

WHEREAS, The monthly assessment fees listed in the CC&R's in Article XI – ASSESSMENTS, Section 3. Annual Assessment , requires each lot owner to pay certain monthly or special assessments the first day of the month following certificate of occupancy:....

WHEREAS, The Temporary Board of Directors and the Declarant find that lots not yet developed with completed homes with occupancy permits constitute a continuing management cost to the Association and the owners of said lots enjoy certain benefits of the services provided by the Association.

WHEREAS, The Temporary Board of Directors and the Declarant find that delay of payments of assessments through the month they are due deprives the Association of needed cash flow to pay financial obligations in a timely manner, and increases costs related to administration of accounts receivable.

WHEREAS, The CC&R's should be amended to provide an assessment on each of these lots at a lower rate than lots that are fully improved with completed homes, and payment of assessments for occupied homes should be higher for payments received after the tenth of each month. Further, payment received after 30 (thirty) days from their due date should be assessed an additional \$15 Late Fee.

THEREFORE, DECLARANT AND HOA HEREBY AGREE TO AMEND ARTICLE XI, Section 3, PAGE 18 OF THE ABOVE CC&R'S TO include the following added language:

Section 3. Annual Assessment. Until amended by the Board, the annual assessment shall be \$60.00 per month per Lot for payments received by the tenth of each month and \$65.00 for any payments received after the tenth of the month; provided that payments received after thirty days from their due date shall be assessed an additional \$15 Late Fee; the first assessment shall be due the first day of the month following certificate of occupancy, for lots with completed homes, and \$25.00 per month for lots that do not have a certificate of occupancy; one-third (33.3%) of which shall..... (Section continued on page 19).

THEREFORE, DECLARANT HEREBY AMENDS ARTICLE ELEVEN dated this 19th day of October, 2010.

