



Filed for Record at Request of and
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Wolf Creek Property Owners Association
PO Box 152
Winthrop, WA 98862

**AMENDMENT TO AMENDED AND RESTATED
WOLF CREEK PROPERTY OWNERS ASSOCIATION DECLARATION OF
RESTRICTIONS & PROTECTIVE COVENANTS**

Grantor: Wolf Creek Property Owners Association
Grantee: Wolf Creek Property Owners Association
Legal Description (abbreviated): Plats of Green Meadows,
Virginia Hills & Cottonwood Meadows; and a portion of the
NW ¼ of the SW ¼, S32,T35N,R21EWM, Okanogan County, WA
Additional legal(s) on Page 2 and on Exhibit A
Assessor's Tax Parcel ID# - Various
Reference No of Related Documents: 3183843, 3194575, 3201546

**THIS AMENDMENT TO THE AMENDED AND RESTATED WOLF CREEK
PROPERTY OWNERS ASSOCIATION DECLARATION OF RESTRICTIONS &
PROTECTIVE COVENANTS** (the "Amendment") was adopted by the Board of Directors of
WOLF CREEK PROPERTY OWNERS ASSOCIATION (hereinafter referred to as the
"Association" or "WCPOA") on June 6, 2016, and ratified by the Members of the Association on
June 25, 2016.

RECITALS

A. Declaration of Restrictions & Protective Covenants. The Association adopted Amended and Restated Wolf Creek Property Owners Association Declaration of Restrictions & Protective Covenants recorded July 12, 2013 in the office of the Auditor of Okanogan County, Washington under recording number 3183843, which encumbers certain property described in the CC&Rs. The CC&Rs were subsequently amended by amendments recorded in the office of the Auditor of Okanogan County Washington on September 25, 2014 under recording number 3194575 and on July 23, 2015 under recording number 3201546. The above referenced Amended and Restated Wolf Creek Property Owners Association Declaration of Restrictions & Protective Covenants and subsequent amendments are collectively referred to herein as the "CC&Rs". All capitalized terms in this Amendment that are not defined in this Amendment will have the definitions ascribed to them in the CC&Rs.

B. Property Description. The real property ("Property") subject to this Amendment and the CC&Rs is described as follows:



All of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 31, Township 35 North, Range 21 East, W.M., Okanogan County, Washington, containing the subdivisions of Green Meadows, Virginia Hills and Cottonwood Meadows described as follows:

All of Cottonwood Meadows, as per plat thereof recorded in Volume H of Plats, Section 2, page 19, records of the Auditor of Okanogan County, Washington.

All of Green Meadows, as per plat thereof recorded in Volume H of Plats, Section 2, page 20, records of the Auditor of Okanogan County, Washington.

All of Virginia Hills, as per plat thereof recorded in Volume H of Plats, Section 2, page 24, records of the Auditor of Okanogan County, Washington.

Together with the real property described on Exhibit A attached hereto.

C. Intent and Purpose. The Association intends, by recording this Amendment, to amend the CC&Rs as stated herein and to impose upon the Property mutually beneficial covenants, conditions and restrictions for the benefit of the owner(s) of all current or future interest in the Property.

AGREEMENTS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Association, its successors and assigns, hereby agree and declare the following amendments to the CC&Rs.

1. Incorporation of Recitals. All of the foregoing recitals are hereby incorporated as agreements of the Association.

2. Amendments to CC&Rs. The following amendments were adopted by the Board of Directors of the Association on June 6, 2016, and ratified by the Members of the Association on June 25, 2016.

2.1 Section 8.5 is amended to read as follows:

8.5 Dwelling Connections. All installation and maintenance costs related to the installation of a connection to the Association water system, including all pipes and equipment downstream of the connection, are the responsibility of the Lot Owner, unless damage to the connection is caused by Association work on the mainline. No connection right shall entitle an Owner to more than their share of water. For the purposes of this Section, "share" shall be defined as 1100 gallons per day per hook-up.



2.2. Section 8.6 is amended to read as follows:

8.6 Meter. Each connection shall include a meter for the residence, which shall be compatible in size with the service line to the residence. A shutoff valve immediately upstream from the meter is required. The meter and shutoff valve belong to the Owner, but the Owner shall provide the Association access to the meter and shutoff valve at all times for purposes of meter reading and connection shut-off.

2.3. Section 12.9 is amended to read as follows:

12.9 Renting and Leasing of Property. Renting or leasing of dwellings for any period of less than sixty (60) days is prohibited. A Single Family Dwelling can only be leased or rented as a unit, and only to one (1) family. Any other structure(s) on the Lot shall not be separately rented or leased.

3. No Other Amendments. Except as provided in Section 2 of this Amendment, all other terms and provisions of the CC&Rs shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has executed this Amendment to the Amended and Restated Wolf Creek Property Owners Association Declaration of Restrictions & Protective Covenants the 14th day of July 2016.

WOLF CREEK PROPERTY
OWNERS ASSOCIATION


By: 
Paul G. Smith, President



EXHIBIT A

All of that part of the NW ¼ of the SW ¼, Section 32, Township 35 North, Range 21 East, Willamette Meridian, being more particularly described as follows:

Commencing at the SW corner of said Section 32 from which the West ¼ bears North 00 degrees 17'15" West a distance of 2638.59 feet;

Thence North 00 degrees 17'15" West a distance of 2638.59 feet to the West ¼;

Thence along the East-West center of section line, North 89 degrees 41'13" East a distance of 339.62 feet to the Point of Beginning;

Thence along said East-West line, North 89 degrees 41'13" East a distance of 339.41 feet;

Thence leaving said East-West line, South 15 degrees 51'52" West a distance of 416.29 feet;

Thence South 08 degrees 49'33" West a distance of 361.56 feet to the centerline of Wolf Creek;

Thence along said centerline, South 51 degrees 12'59" West a distance of 23.88 feet;

Thence South 84 degrees 35'22" West a distance of 64.37 feet;

Thence South 88 degrees 02'15" West a distance of 20.43 feet;

Thence South 87 degrees 08'52" West a distance of 106.57 feet;

Thence South 71 degrees 48'50" West a distance of 90.87 feet;

Thence South 79 degrees 01'07" West a distance of 91.93 feet;

Thence South 63 degrees 05'36" West a distance of 120.00 feet;

Thence South 73 degrees 30'04" West a distance of 12.67 feet to the West line of said Section 32;

Thence along said West line, North 00 degrees 17'15" West a distance of 412.63 feet to the existing centerline of Okanogan County road 1145;

Thence along said centerline of said road, North 43 degrees 37'17" East a distance of 274.09 feet;

Thence with a curve turning to the left with an arc length of 162.41' with a radius of 450', with a chord bearing of North 33 degrees 16'56" East, with a chord length of 161.53, with a delta angle of 20 degrees 40'43";

Thence North 22 degrees 56'35" East a distance of 152.67 feet to the Point of Beginning.