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TEEL LAND, LLC

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LINCOLN COUNTY, WASHINGTO !! SHELLY JOHNSTON, AUDITOR

Document Title(s) (or transactions contained therein):
1. FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF
TEEL SUBDIVISIONS
2.
3.
Grantor(s) (Last name first, then first name and initials)
1. TEEL LAND, LLC, a Washington Limited Liability Company
2.
3.
4.
Additional names on page of document.
Grantee(s) (Last name first, then first name and initials) 1. PUBLIC
2.
3.
4.
☐ Additional names on page of document.
Legal description (abbreviated: i.e. lot, block, plat or section, township, range, qtr./qtr.)
- · · · ·
Lts. 1-16, Clint & Craig Subdivision, 9-27-37(Ptn E2N2, N of Cty Rd) AND Lts. 1-15, Katy &
Barbara Subdivision, 15-27-37, situate in Lincoln County, Washington
· · · · · · · · · · · · · · · · · · ·
Additional legal is on page of document.
Reference Number(s) (of Documents assigned or released):
2015 0469318
2013 0409318
☐ Additional numbers on page of document.
Assessor's Property Tax Parcel/Account Number
rissessor's Property Tax Parcen Account Number
(Parent Parcel) 2737-009-500000 and 2737-915-200100, 2737-915-200200, 2737-915-200300,
2737-915-200400, 2737-915-200500, 2737-915-200600, 2737-915-200700, 2737-915-200800,
2737-915-200900, 2737-915-201000, 2737-915-201100, 2737-915-201200, 2737-915-201300,
2737-915-201400
•
☐ Property Tax Parcel ID is not yet assigned
☐ Additional parcel numbers on page of document.

Filed for Record at the Request of CARPENTER,

P.O. Box 1187

MCGUIRE, & DEWULF, P.S.

Davenport, Washington 99122

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FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS

OF

TEEL SUBDIVISIONS

THIS FIRST COVENANTS CONDITIONS AMENDMENT TO RESTRICTIONS, is made effective as of this 10th day of August, 2016, pursuant to Paragraph Three of the General Provisions of the Covenants, Conditions and Restrictions dated the 23rd day of March, 2015, and recorded March 23, 2015 in Volume 112, Pages 0901-0909, under Lincoln County Auditor's Number 2015 0469318.

WITNESSETH:

WHEREAS, Richard C. Teel and Barbara J. Teel, Managing Members of Teel Land, LLC, a Washington Limited Liability Company, hereinafter referred to as "Declarant" are the Declarants of the Covenants, Conditions and Restrictions for Teel Subdivision recorded March 23, 2015 in Volume 112, Pages 0901-0909, under Lincoln County Auditor's Number 2015 0469318.

WHEREAS, pursuant to General Provisions, Duration and Amendment of Declaration, This Declaration shall endure perpetually, but may be amended or revoked at any time by recordation of an instrument signed and acknowledged by the Owners of three-fourths (3/4) of all lots. Revocation or amendment of this Declaration shall not diminish or otherwise adversely affect the access and utility easement rights described herein.

WHEREAS, Declarant having not sold three-fourths (3/4) of the lots in Teel Subdivisions seeks to make amendments to the Covenants, Conditions and Restrictions.

WHEREAS, the certain real property more particularly described on Exhibit "A" located in Lincoln County, State of Washington is subject to the Covenants, Conditions and Restrictions for Teel Subdivision and any amendments thereto.

NOW, THEREFORE, Declarant, pursuant to the terms and conditions of the Covenants, Conditions and Restrictions for Teel Subdivision, hereby amends and expands said Covenants, Conditions and Restrictions and any amendments thereto as follows:

A. Building Restrictions, Paragraph 4, shall be amended as follows:

No tent, shack, garage, barn, school bus, homemade apparatus, or other outbuilding shall be used at any time as a residence either temporarily (60 days) or permanently. Recreational vehicle usage is permitted as well as buildings providing cover for such usage. Residential usage of a basement is permitted prior to the dwelling completion so long as in compliance with any applicable laws of regulation.

Double wide mobile, single wide mobile and manufactured homes may be permitted for residences. All mobile homes must be skirted with appropriate materials.

C. Water Systems, Paragraph 7, shall be amended as follows:

During construction, hook up to the water system will include the installation of a totalizing source meter which fits the 1 ½ inch pipe size.

D. Water/Road Association, Paragraph 2, shall be amended as follows:

Upon purchase, lot owners will pay \$300.00 per lot for initial funding for the association. Money will be deposited in the association account at Wheatland Bank, Davenport, Washington. Teel Land LLC will open the account on a one time basis with a deposit of \$2000. Use of the fund is for the association with the consent of the declarants.

In all other respects, the terms and provisions of said Covenants, Conditions and Restrictions shall remain in full force and effect as originally written and executed.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set in hand seal this 10th day of August, 2016.

Teel Land LLC , Richard C. Teel, Managing Member By, Barbara J. Teel, Managing Member

"DECLARANT"

STATE OF WASHINGTON) ss. County of Lincoln)

I certify that I know or have satisfactory evidence that Richard C. Teel and Barbara J. Teel signed this instrument, on oath stated that they were authorized to execute the instrument, and acknowledged it as Managing Members of Teel Land LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 10th day of August, 2016.

(Seal or Stamp)

Printed Name)

My commission expires 3

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Exhibit A

Lots 1-16, according to the Plat of Clint and Craig Subdivision, recorded in Book "C" of Plats, Pages 46-47, Records of Lincoln County, Washington, Auditor's File No. 2014 04468604

(Parent Parcel) 2737-009-500000

Lots 1-15, according to the Plat of Katy and Barbara Subdivision, recorded in Book "C" of Plats, Page 45, Records of Lincoln County, Washington, Auditor's File No. 2014 04468603

Parcel Nos. 2737-915-200100, 2737-915-200200, 2737-915-200300, 2737-915-200400, 2737-915-200500, 2737-915-200600, 2737-915-200700, 2737-915-200800, 2737-915-201000, 2737-915-201100, 2737-915-201200, 2737-915-201300, 2737-915-201400

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