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LINCOLN COUNTY, WASHINGTON  
SHELLY JOHNSTON, AUDITOR

Filed for Record at the  
Request of CARPENTER,  
MCGUIRE, & DEWULF, P.S.  
P.O. Box 1187  
Davenport, Washington 99122

**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

Additional numbers on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/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.

2016 0473078 PAGE 1 OF 4  
LINCOLN COUNTY, WASHINGTON

**FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
TEEL SUBDIVISIONS**

THIS FIRST AMENDMENT TO COVENANTS CONDITIONS AND RESTRICTIONS, is made effective as of this 10<sup>th</sup> day of August, 2016, pursuant to Paragraph Three of the General Provisions of the Covenants, Conditions and Restrictions dated the 23<sup>rd</sup> 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.*



**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, 2737-915-200900,  
2737-915-201000, 2737-915-201100, 2737-915-201200,  
2737-915-201300, 2737-915-201400

2016 0473078 PAGE 4 OF 4  
LINCOLN COUNTY, WASHINGTON