

**DOUGLAS COUNTY  
AUDITOR'S OFFICE  
WATERVILLE, WA 98858**



**3070317**  
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01/26/2004 10:51A  
Douglas County

**AFTER RECORDING MAIL TO:**

Kathy Burge, Secretary  
Fancher Heights Owners Association  
2324 Grand Ave.  
E. Wenatchee, WA 98802

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Cover sheet required by RCW 36.18 and 64.04  
(for Recording purposes only)

**DOCUMENT TITLE(S) (or transactions contained herein)**

1. Sixth Amendment to Design Guidelines for Fancher Heights

**REFERENCE NUMBER(S) of documents assigned or released:**

n/a

**GRANTOR/BORROWER (Last name first, the first name and initials):**

n/a

**GRANTEE/ ASSIGNEE/ BENEFICIARY (Last name first, the first name and initials):**

Fancher Heights Owners Association

**ABBREVIATED LEGAL DESCRIPTION as follows (i.e., lot/block/plat or section/township):**

Tract A, Fancher Heights Second Addition; two tracts described as "common area" on the Plat of Fancher Heights Phase I; and Tracts A,B,C,D,E and F and tract described as "common area" on the Plat of Second Amendment to Fancher Heights Second Addition Block 2, Douglas County, WA. Assessor's Tax Parcel ID#: 566-000-011-00; 564-000-000-01; 568-000-056-00; 568-000-057-00; 568-000-058-00; 568-000-059-00; 568-000-060-00; and 568-000-061-00.

**SIXTH AMENDMENT TO DESIGN GUIDELINES  
FOR FANCHER HEIGHTS**

Parties

- 1.1 Owners Association. Fancher Heights Owners Association, a Washington non-profit homeowners association.

Prior Documents

- 2.1 Design Guidelines. Design Guidelines for Fancher Heights dated August 20, 1987, and recorded 8/20/1987 under Auditor's File No. 245995, Book M225, Volume 225, Pages 194-213.
- 2.2 First Amendment to Design Guidelines dated August 28, 1993.
- 2.3 Second Amendment to Design Guidelines, dated October 14, 1993.
- 2.4 Third Amendment to Design Guidelines, dated August 13, 1996.
- 2.5 Fourth Amendment to Design Guidelines, dated November 10, 2000, recorded under Auditor's number #3043122.
- 2.6 Fifth Amendment to Design Guidelines, dated September 25, 2001, recorded under Auditor's number #3043123

Sixth Amendment

- 3.1 Pursuant to the authority granted in paragraph 3.7 of the design guidelines entitled "Amendment of Design Guidelines", and following a unanimous vote of approval at the 2003 annual owner's meeting, the following changes are hereby written:

● Section 5 - Site Development - new paragraph as follows:

5.12 - Changes/Alterations to buildings, landscaping: The Design Committee, in its reasonable discretion, must approve and regulate: all landscaping, including prohibition of certain types of trees; change or alteration to any building or structure, including repainting (unless the same color as original), building of walls or fences and the nature, kind, height, materials, and location of such walls or fences; exterior additions to any building or structure.

● Section 6 - Architectural Design Standards - new paragraph as follows:

6.12 - Secondary Structures/Additions: The Design Committee, in its reasonable discretion, must approve and regulate all construction of secondary buildings and additions (attached or unattached to main dwelling), including materials, exterior colors, surface texture, shape, height, and location. When a permit for any such improvement or addition is issued to homeowner or contractor by the Douglas County Planning and Building Department, the Association shall receive notice of permit issuance. Homeowner shall not object to provision of such notice to Fancher Owner's Association by the county building departments.

- 3.2 No other changes. The Design Guidelines for Fancher Heights, together with the previous Amendments shall remain as written and in full force and effect.

Dated this 8<sup>th</sup> day of December, 2003.

FANCHER HEIGHTS OWNERS ASSOCIATION

By: Joe Lohme, PRESIDENT

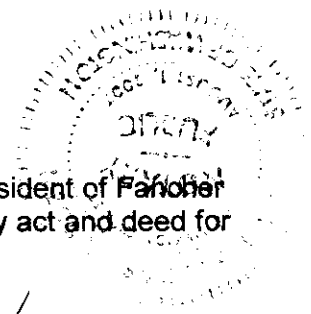
Kathy L. Burge, SECRETARY

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FANCHER HEIGHTS OWNE AMEN 21.00 Douglas County

STATE OF WASHINGTON )  
 )  
County of Douglas ) ss.

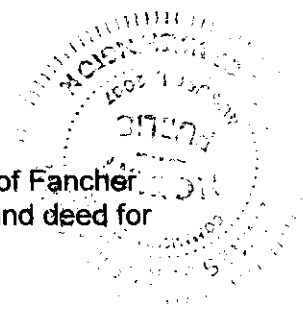


I certify that I know or have satisfactory evidence that LORI KOSTORS, President of Fancher Heights Owners Association signed this instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

Dated this 8th day of December, 2003.

Linda Rasmussen Commission expires 8/1/07  
Notary Public

STATE OF WASHINGTON )  
 )  
County of Douglas ) ss.



I certify that I know or have satisfactory evidence that KATHY BURGE, Secretary of Fancher Heights Owners Association signed this instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

Dated this 8th day of Dec, 2003.

Linda Rasmussen Commission expires 8/1/07  
Notary Public