

DOUGLAS COUNTY
AUDITOR'S OFFICE
WATERVILLE, WA 98858

**3070321**

Page: 1 of 3

01/26/2004 10:51A

AFTER RECORDING MAIL TO:

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

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 Declaration of Covenants, Conditions, Restrictions and Easements

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 DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR FANCHER HEIGHTS

Parties

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

Prior Documents

- 2.1 Declaration. That Declaration of Covenants, Conditions, Restrictions and Easements for Fancher Heights dated August 20, 1987, and recorded 8/25/1987 under Auditor's File No. 245996.
- 2.2 First Amendment to Declaration. That amendment to Declaration for Fancher Heights dated April 25, 1988, and recorded 4/27/1988, under Auditor's File No. 249451.
- 2.3 Second Amendment to Declaration. That amendment to Declaration for Fancher Heights dated January 28, 1992, recorded 2/4/1992, under Auditor's File No. 273178.
- 2.4 Supplemental Declaration of Covenants, Conditions, Restrictions and Eastments for Fancher Heights- Phase II, dated April 22, 1993, recorded 4/30/1993, under Auditor's File No. 284675.
- 2.5 Amendment to Supplemental Declaration. That amendment to Supplemental Declaration-Phase II, dated October 18, 1993.
- 2.6 Third Amendment to Declaration. That amendment to Declaration for Fancher Heights dated November 14, 2000, recorded 11/15/2000, under Auditor's File No. 3034621.
- 2.7 Fourth Amendment to Declaration. That amendment to Declaration for Fancher Heights dated January 21, 2003, recorded 1/27/2003, under Auditor's File No. 3056374.
- 2.8 Fifth Amendment to Declaration. That amendment to Declaration for Fancher Heights dated November, 2003.

Sixth Amendment

- 3.1 Pursuant to the authority granted to the board of directors and to the members of the Fancher Heights Owners Association in Section 14 of the Declaration of Covenants, Conditions, Restrictions and Easements for Fancher Heights -- Section 9, paragraph 9.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for Fancher Heights is hereby amended to read in its entirety as follows:
- Design Guidelines. The Design Committee shall establish reasonable procedural rules, regulations, restrictions, architectural standards and design guidelines (the "Design Guidelines") which the Design Committee may, from time to time amend, repeal or augment, and present such amendments, repeals, augments or other changes to the Board of Directors for approval. The Design Guidelines shall be deemed to be a part of this Declaration and shall be binding on all Owners, Members or other Persons. A copy of the current Design Guidelines shall at all times be a part of the Association's records. The Design Guidelines may include, among other things, those restrictions and limitations set forth below:
- 3.2 No other changes. The Declaration of Covenants, Conditions, Restrictions and Easements for Fancher Heights, together with the previous Amendments shall remain as written and in full force and effect.

Dated this 8th day of December, 2003.

FANCHER HEIGHTS OWNERS ASSOCIATION



FANCHER HEIGHTS OWNE ADEC

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Page: 2 of 3

01/26/2004 10:51A



By Lori Kostors
President

Attested by Kathy J. Burge
Secretary



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 Dec, 2003.

James J. Kasmussen 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.



James J. Kasmussen Commission expires 8/1/07
Notary Public