

93 17058

FILED BY

JUN 17 8 17 AM '93

BOBBIE BAGNER
BENTON COUNTY, AUDITOR

SECOND AMENDMENT TO

OFFICIAL RECORDS

PROTECTIVE COVENANTS

OF

REPLAT OF COLUMBIA CENTER ESTATES

WHEREAS, Pioneer Investment Company, a Washington corporation, the owner and developer of the following described real property situated in the County of Benton, State of Washington to wit:

Replat of Columbia Center Estates Phase I, recorded in Volume 14 of Plats, page 53, and Replat of Columbia Center Estates Phase II, recorded in Volume 14 of Plats, page 74, records of Benton County, Washington.

executed and filed Protective Covenants on July 28, 1982 under Auditor's File No. 864418, which were amended on September 28, 1983 under Auditor's File No. 884610; and

WHEREAS, it has become necessary to amend said covenants; and

WHEREAS, the covenants, provide "to insure orderly development of all four phases of the subdivision, developer hereby reserves the right to amend, change or delete provisions of this declaration during the period in which lots are being developed, improved and marketed as is necessary to effectuate the intended purpose"; and

WHEREAS, the developer is still in possession and deems it necessary to amend certain provisions of the declaration and lots are still being improved and marketed; NOW THEREFORE,

The protective covenants are hereby amended as follows:

1. Paragraph 4 is amended as follows:

"4. TYPE OF DWELLING AND LOT IMPROVEMENTS. All lots in the subdivision shall be used exclusively for single family residential purposes. Permanently attached to each shall be a factory built manufactured home being a minimum of double-wide in size and having a minimum square footage of living area space of not less than 900 square feet. Said manufactured home must have a composition roof and wood or vinyl exterior siding of good quality to be approved by the Architectural Control Committee. All homes must be on permanent foundation, connected to all available utilities and the like shall be in accordance with the minimum standard set forth with current Chapters of the City of

AFTER RECORDING MAIL TO:
Pioneer Investment Company
c/o Robert Young Realty Services
2200 N. Rhode Island Court
Kennewick, WA 99336

Kennewick Municipal Code(s). These provisions must be approved before any structure may be placed on any lot within the development by the Architectural Control Committee. These provisions may be expanded by the Architectural Control Committee from time to time."

2. Paragraph 6 A is amended to read as follows:

"6. ARCHITECTURAL CONTROL COMMITTEE.

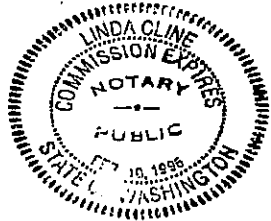
A. The developer hereby removes from the Committee Beth Schumaker. The developer hereby appoints to the Committee Wendy Hardy. The Committee may appoint any one member to act on its behalf. Developer may remove any member of the Committee from office at any time and may appoint new or additional members from time to time."

3. In all other respects, the Protective Covenants are confirmed and ratified in full.

IN WITNESS WHEREOF, the undersigned, being the developer herein, has set its hand this 14th day of June, 1993.

PIONEER INVESTMENT COMPANY

By: (W.B. Harris)
W.B. Harris, Vice President



STATE OF WASHINGTON, }
County of Walla Walla } ss.

On this 14th day of June A. D. 1993
before me personally appeared W.B. Harris
to me known as Vice President of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Linda Cline
Notary Public in and for the State of Washington, residing at Walla Walla

My commission expires on: 2-10-96

AFTER RECORDING MAIL TO:
Pioneer Investment Company
c/o Robert Young Realty Services
2200 N. Rhode Island Court
Kennewick, WA 99336