

AFTER RECORDING RETURN TO:
J & D BUILDERS, INC.
1429 Broadway
Everett, WA 98201

VOLO351 P60109

RECORDED

✓

ORIGINAL

512332

AMENDMENT TO
PROTECTIVE COVENANTS
DESERT WIND ESTATES, PHASE I
(as recorded under No. 408577)

94 11-1 P3:22
512332

Robert

J & D BUILDERS, INC. and BOYDEN, ROBINETT & ASSOCIATES, L.P., was and is the owner of the majority of lots within Desert Wind Estates, Phase I, said plat being recorded in the office of the Franklin County Auditor, Franklin County, Washington, in Volume D of Plats, Page 117. Said real property is subject to Protective Covenants of Sunland Heights, Phase I ("Covenant"), recorded March 11, 1981, under Franklin County Auditor's File No. 408577. Prior to the extension of said Covenants J & D BUILDERS, INC. and BOYDEN, ROBINETT & ASSOCIATES, L.P. in April of 1993 voted to change said Covenant as hereinafter set forth.

Said Covenant is amended to change the following Section as follows:

(3) DWELLING COST, QUALITY AND SIZE: No building shall be permitted on any lot at a cost of less than \$35,000.00 based on cost levels prevailing on the date these covenants are recorded. It being the intention and purpose of these covenants to assure that all dwellings shall be of quality workmanship and materials substantially the same, or better, than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1200 square feet for a one-story non basement dwelling, 1600 square feet for a split-level dwelling (900 square feet on main level and 700 square feet on lower level, however, for every additional square footage added to the split-level dwelling's main level said additional square footage may be deducted from the lower level's square footage but in no event shall the lower level be less than 550 square feet); 1600 square feet for a two-story (800 square feet main floor and 800 square feet upper story) excluding basements, 900 square feet of main structure for a dwelling with a full basement. All structures shall have a minimum of a single car garage.

No structure erected elsewhere may be moved intact and placed upon any lot in this entire plat, unless approved by a two-thirds majority of the then property owners, with the exception of an Armstrong or equivalent modular home.

C
C

