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Document Title(s)

RULES & REGULATIONS FOR MEADOWWOOD ESTATES PHASE III HOMEOWNERS ASSOC.

Reference Number(s) of Related Documents

4668030

Grantor(s) (Last Name, First Name, Middle Initial)

MEADOWWOOD, ESTATES PHASE III HOMEOWNERS ASSOCIATION

Grantee(s) (Last Name, First Name, Middle Initial)

THE; PUBLIC

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

14-25-45 NE

Assessor's Tax Parcel ID Number 55141.9054 55145.9048

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

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RULES AND REGULATIONS
FOR
MEADOWWOOD ESTATES PHASE III
HOMEOWNERS ASSOCIATION

Section 4.1.1 of MeadowWood Estates Phase III Homeowners Association ("Association") Bylaws, and Section 6.1 of the Declaration of Covenants, Conditions, Restrictions, Easements, and Reservations ("CCR's") recorded in the real property records of Spokane County on December 19, 2001 under Recording Number 4668030, authorize the Association's Board of Directors ("Board") the power to adopt Rules and Regulations governing compliance with the CCRs of the Association.

The purpose of these Rules and Regulations is to insure compliance with the general guidelines of the CCR's to provide the comfortable use and enjoyment of the property in the MeadowWood Estates Phase III Development ("Development") and to protect the individual homeowner's investments.

Rules and Regulations promulgated by the Board shall apply to and be binding upon the owner and/or occupants and renters of the Development and members of the Association and their guests. Owners shall be responsible for the actions of these individuals and for their compliance with all governing documents of the Association. Owners shall be responsible for informing these individuals of the governing documents and shall take such action as may be required to secure compliance when violations occur.

Rules and Regulations

Solar Guidelines

The Board adopts these guidelines to promote the use of solar panels as provided for in RCW 64.38.055 and to ensure uniform installation and design of solar energy systems.

1. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
2. All plans must be preapproved by the Architectural Control Committee ("ACC"). The ACC should receive prior notice at least seven (7) days before installation.
3. Solar panels shall be either ground-mounted array (on the side or rear of the house) or a rear-facing, roof-mounted array. If panels are installed on a side or rear roof, the array

may be tilted or raised.

4. The highest point of a solar panel array will be lower than the ridge of a roof where it is attached and shall not be visible above the roof line.

5. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.

6. To the extent required by local and/or state authorities, the installation of all solar panels shall be done by a licensed installer. All installations shall be permitted by the appropriate authority. Applications submitted to the ACC should include the following:

- a) A diagram "drawn to scale" by the licensed contractor installing the system showing where the system will be installed;
- b) Photos of the roof area where the array will be mounted; and
- c) Material to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system.

7. All painted surfaces will be kept in good repair.

Satellite Dishes/Antennas

The Board adopts these guidelines regarding the installation of satellite dishes and/or antennas to an existing structure.

1. Homeowners should first consider all existing structures and landscaping before selecting a site for any satellite dish and/or antenna(s).

2. All plans should be submitted as notification to the Architectural Control Committee ("ACC") seven (7) days before installation.

3. So long as it does not cause an unreasonable increase in the cost of installation, maintenance, or use of such elements; the installation of all satellite dishes and/or antennas shall be completed by a licensed installer. Notifications submitted to the ACC should include the following:

- a) A diagram prepared by the installer of the system showing where the system will be installed;
- b) Photos of the area where the element(s) will be mounted; and
- c) Manufacturer's description of the element(s), photos and/or pictures of the element(s) and color of the element(s).

4. When possible, satellite dishes and/or antenna(s) shall be mounted on the side or rear of the house such that the elements are not visible from the ground floor of any Living Unit located on any other Lot or from any private street, so long as the screening of such devices does not preclude reception of transmission of an acceptable quality signal.

5. Satellite dishes and/or antenna installed on a home prior to recording of this adopted rule shall not be subject to guidelines and/or ACC notification as described within.

6. Any structure having a satellite dish and/or antenna(s) should be kept in good repair

and any mounting or securing elements should be kept in good repair at all times.

Secretary's Certificate

I, Terri M. Schmarr, Secretary of MeadowWood Estates Phase III Homeowners Association, a Washington nonprofit corporation, do hereby certify that the Rules and Regulations above are a true and accurate copy of the Rules and Regulations adopted by the Board of Directors of MeadowWood Estates Phase III Homeowners Association at a duly called meeting of the Board on September 3, 2014.

I further certify that said Rules and Regulations has not been rescinded, amended, or modified and is in full force and effect as of the date hereof.

IN WITNESS WHEREOF, I have executed this certificate this 23 day of December, 2014.

Secretary, MeadowWood Estates Phase III Homeowners Association

Terri M. Schmarr
Name Printed: Terri M. Schmarr

MeadowWood Estates Phase III Homeowners Association

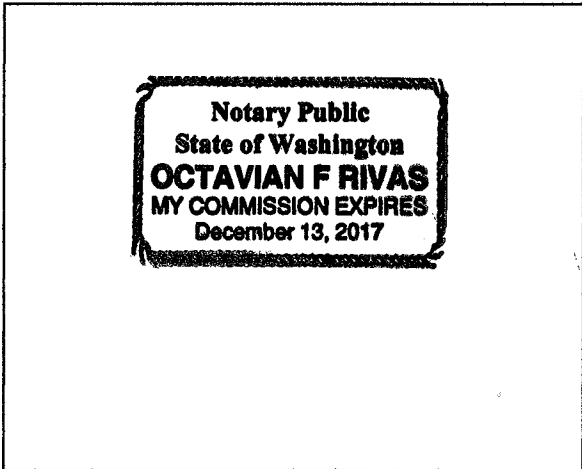
STATE OF WASHINGTON)

) ss.

County of Spokane)

On this day personally appeared before me Terri M. Schmarr, to me known to be the individual who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of December, 2014.



Octavian F Rivas

Notary Public in and for the State of Washington, residing at Coeur d'Alene ID
My Commission Expires: 12/13/2017

Parcel No. 55141.9054 and portion of 55145.9048:

That portion of the East half of the Northeast quarter of Section 14, Township 25 North, Range 45 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Section; thence South $87^{\circ}28'25''$ West, along the North line of said Section, a distance of 405.90 feet to its intersection with the Northerly prolongation of the East line of Tract "A" as shown on the survey recorded in Book 68 of Surveys, Page 21 and filed under Auditor's File No. 95,1290133; thence South $02^{\circ}31'35''$ East, along said line a distance of 364.32 feet to the Northerly boundary of Parcel "A" as shown on the survey recorded in Book 37 of Surveys, Pages 70 and 71; thence Southerly along the Easterly boundary of said parcel the following ten (10) courses: (1) South $60^{\circ}46'29''$ East, 51.80 feet; (2) South $19^{\circ}33'23''$ East, 119.67 feet; (3) South $22^{\circ}22'13''$ West, 140.35 feet; (4) South $60^{\circ}04'47''$ West, 218.74 feet; (5) South $00^{\circ}59'56''$ East, 337.84 feet; (6) South $11^{\circ}31'15''$ West, 244.93 feet; (7) South $33^{\circ}26'43''$ West, 188.39 feet; (8) South $05^{\circ}44'24''$ West, 579.77 feet; (9) South $25^{\circ}08'29''$ East, 419.67 feet; (10) South $29^{\circ}11'06''$ West, 106.52 feet; thence South $41^{\circ}36'05''$ East, 65.99 feet to angle point in the boundary of Parcel "B" of said survey recorded in Book 37 of Surveys, Pages 70 and 71; thence Northerly along the Westerly boundary of said parcel the following two (2) courses: (1) North $41^{\circ}20'45''$, East, 144.15 feet; (2) North $47^{\circ}36'02''$ East, 129.89 feet to the most Northerly corner of said Parcel "B"; thence North $20^{\circ}07'44''$, East, 300.00 feet; thence South $88^{\circ}18'22''$ East, 158.11 feet; thence North $10^{\circ}50'06''$, West, 291.55 feet; thence North $20^{\circ}07'44''$ East, 676.06 feet to the East line of the Northeast quarter of said section; thence North $02^{\circ}18'44''$ West, along said East line a distance of 1200.00 feet to the Point of Beginning;

EXCEPT County road right of way; Situate in the County of Spokane, State of Washington.