

5111830 AMD

RecFee - \$75.00 Pages: 4 - PROFIT LAW PC  
Clark County, WA 10/14/2014 09:49



Return Address:

Kathleen A. Profitt  
Profitt Law PC  
10121 SE Sunnyside Rd., Ste. 300  
Clackamas, OR 97015

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Second Amendment to the Declaration for Fairway View Condominiums

**Reference Number(s) of Documents assigned or released:** 8905110002

**Grantor(s)** Exactly as name(s) appear on document

1. Fairway View Condominium Association

Additional names on page \_\_\_ of document

**Grantee(s)** Exactly as name(s) appear on document

1. Fairway View Condominiums

Additional names on page \_\_\_ of document

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Fairway View Condominiums 1-18 according to Declaration recorded in Clark county, Washington under Recording No. 8905110002, as thereafter amended of record.

**Assessor's Property Tax Parcel/Account No:** 092006 (Master Number)

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."**

\_\_\_\_\_  
Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

After recording, return to:

Kathleen A. Profitt  
Profitt Law PC  
10121 SE Sunnyside Road, Suite 300  
Clackamas, OR 97015

Fairway View Condominium Association  
c/o Invest West Management LLC  
12503 SE Mill Plain Blvd, Ste. 260  
Vancouver, WA 98684

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SECOND AMENDMENT TO THE DECLARATION FOR FAIRWAY VIEW  
CONDOMINIUMS

This SECOND AMENDMENT TO THE DECLARATION FOR FAIRWAY VIEW CONDOMINIUMS (this "Amendment") made by Fairway View Condominium Association (the "Association"), is effective upon recording.

WHEREAS, a certain Declaration submitting real estate to the Horizontal Property Regimes Act of Washington, Laws of 1963, Chapter 156 (RCW Chapter 64.32), as amended, entitled SUBSEQUENT PHASE CERTIFICATE AND AMENDMENT TO DECLARATION COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FAIRWAY VIEW CONDOMINIUMS 1-18 A WASHINGTON CONDOMINIUM, was recorded on May 11, 1989, under Recording No. 8905110002, in the records of Clark County, State of Washington, together with the Survey Map and Plans recorded in Volume H Condominiums, at page 445, under Recording No. 8905110002, in records of Clark County, State of Washington, superceding the original Declaration recorded under Clark County Auditor's File No. 8212090100 and the subsequent phase certificates and amendments to declaration for Phases 1-17 and as amended; and

WHEREAS, pursuant to Section 12.1 of the Declaration, after notice to all of the owners entitled to vote thereon duly given, owners holding 60% or more of the voting rights within the Association have consented in writing to amend the Declaration as herein after set forth,

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Amendment. Section 4.7 is added as follows:

Section 4.7. New Buyers Fee. Whenever a unit is sold, conveyed or transferred to a bona fide purchaser for value, upon the closing of the purchase, Fairway View Condominium Association shall collect \$500 as a New Buyer Fee. Such sum shall be nonrefundable and is to be used for the benefit of the Condominium property and shall be dedicated to the Reserve Fund that is used for major maintenance, repair, and replacement of common elements. Proprietary members of Fairway Village who purchase another unit within Fairway Village for their personal residence are exempt from payment of this fee. When a unit is inherited, no sale has occurred and therefore no fee is due. The heirs must notify the Association of the change in ownership within 90 days. In situations where title is transferred without consideration of value, no sale has occurred and therefore no fee is due.

2. Approval. The Association has approved this Amendment, effective as of the date set forth above. No Mortgagee is required to approve this Amendment.

3. Effect of Amendment. Except as expressly amended hereby, the Declaration remains unamended and in full force and effect.

IN WITNESS WHEREOF, this Amendment is executed to be effective upon recording.

ASSOCIATION: FAIRWAY VIEW CONDOMINIUM ASSOCIATION, a  
Washington nonprofit corporation

By: Donna McIntosh  
Donna McIntosh, President

CERTIFICATE OF ASSOCIATION

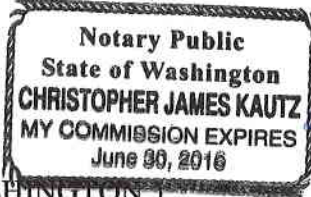
The Chairperson and Secretary of Fairway View Condominium Association hereby certify that the foregoing Amendment has been approved by the Association in accordance with Article 12.1 of the Declaration and RCW 64.32.090, and may be executed and recorded as set forth in RCW 64.32.140.

Donna McIntosh  
Donna McIntosh, President

Kathleen Barry  
Kathleen Barry, Secretary

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF Clark )

This instrument was acknowledged before me by Donna McIntosh, the President of Fairway View Condominium Association, a Washington nonprofit corporation, on behalf of and as the act and deed of said nonprofit corporation, on this 3 day of October, 2014.



[Signature]  
Notary Public for Washington  
My Commission expires: 6/30/2016

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF Clark )

This instrument was acknowledged before me by Kathleen Barry, the Secretary of Fairway View Condominium Association, a Washington nonprofit corporation, on behalf of and as the act and deed of said nonprofit corporation, on this 3 day of October, 2014.



[Signature]  
Notary Public for Washington  
My Commission expires: 12-15-17