

After recording, return to:

Kathleen A. Proffitt
Proffitt 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

**THIRD AMENDMENT TO THE DECLARATION FOR FAIRWAY VIEW
CONDOMINIUMS**

This **THIRD 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 further amended by documents recorded on December 19, 2001, and October 14, 2014, in the Clark County records under Recording Nos. 3404891 and 5111830, respectively; 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 hereby deleted, and the following Section 4.7 is substituted therefor:

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 \$1,000 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. The Condo Buyer's Fee shall be charged and collected upon every unit sale, regardless to whether or not the purchaser is already a member of the Association. 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: *Dorothy M. Melchior*
Fairway View HOA, 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.

Dorothy M. Mullin
Chair, President

Kathleen M. Barry
Secretary

STATE OF WASHINGTON)
)ss.
COUNTY OF Clark)

This instrument was acknowledged before me by Dorothy Mullin, 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 19 day of July, 2018.

[Signature]
Notary Public for Washington
My Commission expires: _____

LOGAN ROGERS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 199898
COMMISSION EXPIRES JULY 01, 2022

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 19 day of July, 2018.

[Signature]
Notary Public for Washington
My Commission expires: _____

LOGAN ROGERS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 199898
COMMISSION EXPIRES JULY 01, 2022