



Return to
Kevin Kirkman
PO Box 642
Pullman WA 99163

**Amendment #1, to the Declaration of Covenants, Conditions and Restrictions
SUNDANCE SOUTH SUBDIVISION
City of Pullman, State of Washington**

Grantor: Sundance South LLC Grantee: Sundance South HOA

Whereas the Declarant Sundance South LLC, a Washington Limited liability Company and the lot owners of Sundance South Subdivision, Whitman County, Washington and subject to the Declaration of Covenants, Conditions and Restrictions as recorded under APN 749302 hereby wish to amend said Declaration of Covenants, Conditions and Restrictions as recorded under APN 749302

Now therefore in consideration of the covenants contained herein Declarant and Consent of 100% of the Lot Owners as of June 5, 2019, the Declarant hereby amends the Declaration APN 749302 as follows:

Section 3. c. Roofing: No metal roofing is allowed. Only composition asphalt impregnated fiberglass shingles are allowed.

Approved roofing Brand "IKO"

Approved roofing colors "Charcoal Grey" and "Dual Black" from the Cambridge Color Blends collection.

All roofing materials shall have a minimum wind rating of 80 mph and a minimum 30-year manufacturer's warranty. Lot specific exceptions to manufacture brand may be approved by Declarant if color and appearance is similar. Flat roofs are allowed with single ply or built up membrane where roofing is not visible from other Lots within 400' within the subdivision or exception may be allowed by Declarant if color matched to as defined herein.

Section 5.e. Retaining walls: no Eco blocks or Ecology blocks (large precast concrete Blocks of finished or unfinished nature) shall be used as retaining walls with the Subdivision.

Any and all the terms and provisions of the declaration shall, except as expressly amended and modified hereby, remain in full force and effect. In the event of any conflict between the provisions of the declaration, the provisions of this amendment shall control.

Declarant
Sundance South LLC
Kevin Kirkman – Managing Member



Date 6/5/2019



STATE OF WASHINGTON)

) ss

County of Whitman)

On this ^{cb} 5th day of ^{June} ~~May~~, 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin Kirkman, known to me to be the Managing Member of Sundance South LLC, a Washington limited liability company who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.

Cherilyn Baker
NOTARY PUBLIC FOR WASHINGTON
Residing at: *Pullman*
My Commission Expires: *7-31-21*

