

**RECORDED AT THE REQUEST OF AND  
AFTER RECORDING MAIL TO:**

Kathryn R. McKinley  
Paine Hamblen LLP  
717 W. Sprague Ave, Ste. 1200  
Spokane, WA 99201

**FIRST AMENDMENT TO RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS OF THE VILLAGES OF GARRISON CREEK**

**Indexing Data**

**Grantor:** The Villages of Garrison Creek Master Property Management Association  
**Grantees:** The Villages of Garrison Creek  
**Abbreviated Legal:** Phases 1 through X of The Villages of Garrison Creek Planned Unit Development and Lot D of Short Plat recorded in Volume 2 of Short Plats at Page 163  
**Full Legal on Exhibits A through D**  
**Tax Parcel Numbers:** 35-07-36-79-0001 through 35-07-36-79-0019  
35-07-36-82-0001 through 35-07-36-82-0024  
35-07-36-92-0001 through 35-07-36-92-0027  
35-07-36-96-0001 through 35-07-36-96-0047  
35-07-36-88-0001 through 35-07-36-88-0045  
35-07-36-04-0001 through 35-07-36-04-0031  
35-07-36-68-0001 through 35-07-36-68-0039  
35-07-36-49-0001 through 35-07-36-49-0019  
35-07-31-91-0001  
35-07-36-91-0001  
35-07-36-11-0049  
36-07-31-22-0044  
36-07-31-23-0060  
36-07-31-95-0001

This First Amendment to Restated Declaration of Covenants, Conditions, and Restrictions of The Villages of Garrison Creek (this "First Amendment") amends that certain Restated Declaration of Covenants, Conditions, and Restrictions of The Villages of Garrison Creek recorded on September 18, 2002 in the records of Walla Walla County, Washington as Instrument No. 2002-10482 (the "Declaration"), affecting the real property located within the planned unit development known as The Villages at Garrison Creek, legally described in Exhibit A attached hereto.



Pursuant to Section 11 of the Declaration, the Declaration is hereby amended to remove the following real property from the Declaration and, thereby, from The Villages of Garrison Creek Master Property Management Association (the "Association"):

Real property owned by Myra Road Commercial LLC and located in The Villages of Garrison Creek P.U.D., as legally described on Exhibit B attached hereto.

Real property owned by Housing Authority of the City of Walla Walla and located in The Villages of Garrison Creek P.U.D. as legally described on Exhibit C attached hereto.

Real property owned by BD College Place Properties LLC and located in The Villages of Garrison Creek P.U.D. as legally described on Exhibit D attached hereto.

(collectively, the "De-annexed Properties").

The undersigned hereby certifies that this FIRST Amendment was duly approved on December 10, 2017, by an affirmative vote in favor of the Amendment in accordance with the Declaration:

DONE as of this 21 day of August, 2018

THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, a Washington nonprofit corporation

Richard M (Dick) Cook  
By: Dick Cook  
Its: President

Dennis Olson  
By: Dennis Olson  
Its: Member, Architectural Committee

Jim Murphy  
By: Jim Murphy  
Its: Member, Architectural Committee

ATTESTED  
Marie Evans  
By: Marie Evans  
Secretary

STATE OF WASHINGTON )  
County of Walla Walla ) ss.

I certify that I know or have satisfactory evidence that Dick Cook is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of The Villages of Garrison Creek Master Property Management Association, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/27/18 ~~2017~~ 2018

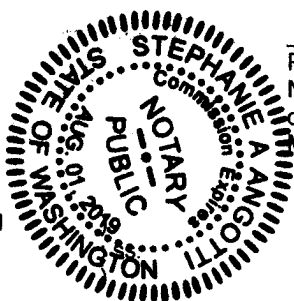
Stephanie Angott  
Print Name: Stephanie Angott  
NOTARY PUBLIC in and for the State  
of Washington, residing at Walla Walla  
My commission expires: 08-01-2019



STATE OF WASHINGTON )  
 ) ss.  
County of Walla Walla )

I certify that I know or have satisfactory evidence that Dennis Olson is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as a Member of the Architectural Committee of The Villages of Garrison Creek Master Property Management Association, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/29, ~~2017~~ 2018

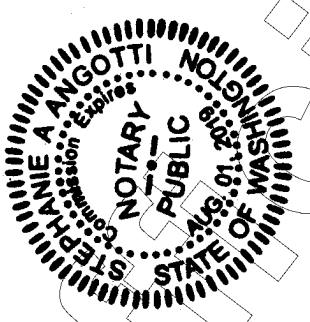


Stephanie Angotti  
Print Name: Stephanie Angotti  
NOTARY PUBLIC in and for the State  
of Washington, residing at Walla Walla  
My commission expires: 08-01-2019

STATE OF WASHINGTON  
County of Walla Walla

I certify that I know or have satisfactory evidence that Jim Murphy is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as a Member of the Architectural Committee of The Villages of Garrison Creek Master Property Management Association, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/28, ~~2017~~ 2018



Stephanie Angotti  
Print Name: Stephanie Angotti  
NOTARY PUBLIC in and for the State  
of Washington, residing at Walla Walla  
My commission expires: 08-01-2019

[Signatures for De-Annexed Properties on following page]

The undersigned, the owners of the De-Annexed Properties, hereby consent to the removal of their respective properties from the Association.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018.

Myra Road Commercial, LLC, a Washington limited liability company

By:  
Its:

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018.

Housing Authority of the City of Walla Walla, a public body corporate and politic of the State of Washington

By:  
Its:

Dated this 21 day of August, 2018.

BD College Place Properties, LLC, a Washington limited liability company

By:  
Its:

*[Handwritten Signature]*  
M. BART BEEDIE  
MANAGER

STATE OF WASHINGTON )  
  ): ss.  
County of Walla Walla )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of Myra Road Commercial, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2017.

Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State  
of Washington, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
County of Walla Walla )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of Housing Authority of the City of Walla Walla, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2017.

Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State  
of Washington, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

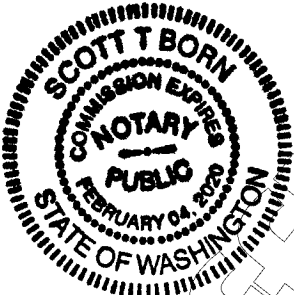
STATE OF WASHINGTON )  
 ) ss.  
County of Walla Walla )

I certify that I know or have satisfactory evidence that M. Bart Beddoe is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of BD College Place Properties, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 21, 2018

*[Handwritten Signature]*

Print Name: Scott T Born  
NOTARY PUBLIC in and for the State  
of Washington, residing at Everett WA  
My commission expires: 02/04/2020



*Notary*

*Please stay within  
1" margin & don't  
cover any writing  
with stamp  
thanks*

The undersigned, the owners of the De-Annexed Properties, hereby consent to the removal of their respective properties from the Association.

Dated this 28 day of August, 2018.

**Myra Road Commercial, LLC**, a Washington limited liability company

RLR  
By: MANAGING MEMBER  
Its:

Dated this 20 day of August, 2018.

**Housing Authority of the City of Walla Walla**, a public body corporate and political of the State of Washington

Renee Rooker  
By: Renee Rooker  
Its: Executive Director

Dated this \_\_\_ day of \_\_\_\_\_, 2018.

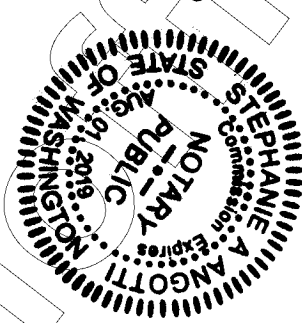
**BD College Place Properties, LLC**, a Washington limited liability company

By:  
Its:

STATE OF WASHINGTON )  
 ) : ss.  
County of Walla Walla )

I certify that I know or have satisfactory evidence that Bob Ruper is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of Myra Road Commercial, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/28, 2017. 2018



Stephanie Angotti  
Print Name: Stephanie Angotti  
NOTARY PUBLIC in and for the State  
of Washington, residing at Walla Walla  
My commission expires: 08-01-2019



STATE OF WASHINGTON )  
 : ss.  
 County of Walla Walla )

I certify that I know or have satisfactory evidence that Renee Locke is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Executive Director of Housing Authority of the City of Walla Walla, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: 2018  
2017



Rosanna Morgan  
Print Name: Rosanna Morgan  
NOTARY PUBLIC in and for the State  
of Washington, residing at Walla Walla  
My commission expires: July 19, 2019

STATE OF WASHINGTON )  
 : ss.  
 County of Walla Walla )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of BD College Place Properties, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_, 2017.

Print Name: \_\_\_\_\_  
NOTARY PUBLIC in and for the State  
of Washington, residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Unofficial Copy



**EXHIBIT A  
LEGAL DESCRIPTION  
THE VILLAGES OF GARRISON CREEK**

Lots 1 through 19 of Phase I of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded ON March 11, 1997, in Volume 6 of Roll Files at Page B-28 under Auditor's File No. 9702094, records of Walla Walla County, Washington; and

Lots 20 through 43 of Phase II of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 21, 1998, in Volume 6 of Roll Files at Page B-45 under Auditor's File No. 9809534, records of Walla Walla County, Washington; and

Phase III of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on July 9, 1998, in Volume 6 of Roll Files at Page B-43 under Auditor's File No. 9809534, records of Walla Walla County, Washington; and

Phase IV of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on November 4, 1999, in Volume 6 of Roll Files at Page B-60 under Auditor's File No. 9912668, records of Walla Walla County, Washington; and

Lots 47 through 73 of Phase V of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 13, 1999, in Volume 6 of Roll Files at Page B-57 under Auditor's File No. 9909525, records of Walla Walla County, Washington; and

Lots 74 through 114 of Phase VI of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on October 17, 2000, in Volume 6 of Roll Files at Page C-5 under Auditor's File No. 0009959, records of Walla Walla County, Washington; and

Lots 114 through 156 of Phase VII of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and

Lots 174 through 204 of Phase VIII of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and

Lots 1 through 39 of Phase IX of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and

Lots 255 through 273 of Phase X of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington; and

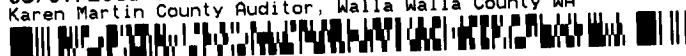
Lot D of Short Plat recorded on October 31, 1991 in Volume 2 of Short Plats at Page 163 under Auditor's File No. 9107738, records of Walla Walla County, Washington; EXCEPTING THEREFROM the following described property:

- 1) Lots 1 through 19 of Villages of Garrison Creek Planned Unit Development, Amended Final Plat, Phase I, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-28 as Auditor's File No. 9702094, records of Walla Walla County, State of Washington; and
- 2) Lots 20 through 43 of the Villages of Garrison Creek Planned Unit Development Phase II Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-45 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and
- 3) Villages of Garrison Creek Planned Unit Development Phase III, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-43 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and





- 4) Phase IV of Villages of Garrison Creek Planned Unit Development recorded November 4, 1999 in Volume 6 of Roll Files at Page B-60 as Auditor's File No. 9912668, records of Walla Walla County, State of Washington; and
- 5) Lots 47 through 73 of the Villages of Garrison Creek Planned Unit Development Phase V Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-57 as Auditor's File No. 9909525, official records of Walla Walla County, State of Washington; and
- 6) Lots 74 through 114 of the Villages of Garrison Creek Planned Unit Development Phase VI, according to the official plat thereof recorded October 17, 2000 in Volume 6 of Roll Files at Page C-5 as Auditor's File No. 0009959, records of Walla Walla County, State of Washington; and
- 7) Lots 114 through 156 of Phase VII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and
- 8) Lots 174 through 204 of Phase VIII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and
- 9) Lots 1 through 39 of Phase IX of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and
- 10) Lots 255 through 273 of Phase X of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington; and
- 11) Segregation Lots 4 and 5 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 of Plats at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington.



**EXHIBIT B  
LEGAL DESCRIPTION OF DE-ANNEXED  
MYRA ROAD COMMERCIAL, LLC PROPERTY**

North Commercial Zone:

Segregation Lot 3 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 at Page 56 under Auditor's File No. 2006-10053, records of Walla Walla County, State of Washington,

EXCEPT the following:

Lots 1 through 39 of Phase IX of the Villages of Garrison Creek Planned Unit Development according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under auditor's File No. 2015-07745, records of Walla Walla County, State of Washington.

South Commercial Zone:

That portion of Segregation Lot 2, according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington, lying in Taxing District 78 and in Section 31, Township 7 North, Range 36 East W.M., in the City of College Place, Walla Walla County, State of Washington;

EXCEPT the following:

Commencing at the Southwest corner of the United States Military Reserve; thence S 21°24'33" E to the brass cap marking the intersection of Myra Road with the Dalles Military Road, City of Walla Walla, WA; then N 70°02'11" W a distance of 45.63' to the intersection of the North right of way line of S.E. 12<sup>th</sup> Street with the West right of way line of Myra Road, in the City of College Place, WA, and the True Point of Beginning;  
thence S 59°42'56" W along the North right of way line of S.E. 12<sup>th</sup> Street a distance of 512.34';  
thence N 30°17'04" W a distance of 6.00';  
thence N 59°42'56" E a distance of 463.17';  
thence N 15°18'02" E a distance of 48.99';  
thence N 29°06'51" W a distance of 52.89';  
thence N 60°53'09" E a distance of 5.00';  
thence N 29°06'51" W a distance of 96.69';  
thence N 60°53'09" E a distance of 5.00';  
thence N 29°06'51" W a distance of 135.90';  
thence N 60°53'09" E a distance of 5.00' to a point on the Southwesterly right of way line of Myra Road;  
thence S 29°06'51" E along said Myra Road right of way a distance of 325.46' to the true point of beginning having an area of 6614 square feet, 0.152 acres.



**EXHIBIT C  
LEGAL DESCRIPTION OF DE-ANNEXED  
HOUSING AUTHORITY OF THE CITY OF WALLA WALLA PROPERTY**

Phase IV of Villages of Garrison Creek Planned Unit Development recorded November 4, 1999 in Volume 6 of Roll Files as Page B-60 as Auditor's File No. 9912668, records of Walla Walla County, State of Washington.

Situate in the City of College Place, County of Walla Walla, State of Washington.

Unofficial Copy

**EXHIBIT D  
LEGAL DESCRIPTION OF DE-ANNEXED  
BD COLLEGE PLACE PROPERTIES, LLC PROPERTY**

ROLL FILE 6 OF PLATS AT PAGE B-43 RECORDED JULY 9, 1998 AS AUDITOR'S FILE NUMBER 9807687 RECORDS OF WALLA WALLA COUNTY, MORE PARTICULARLY DESCRIBED AS:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, AND THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MYRA ROAD WITH THE NORTH RIGHT-OF-WAY LINE OF THE SOUTHEAST 12<sup>TH</sup> AVENUE (PREVIOUSLY KNOWN AS THE DALLES MILITARY ROAD);

THENCE NORTH 29° 08' 08" WEST FOR A DISTANCE OF 592.57 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF MYRA ROAD TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 31° 23' 00" WEST FOR A DISTANCE OF 49.14 FEET, ALONG THE CENTER OF GARRISON CREEK;

THENCE SOUTH 66° 45' 03" WEST FOR A DISTANCE OF 35.45 FEET, ALONG GARRISON CREEK;

THENCE SOUTH 19° 41' 10" EST FOR A DISTANCE OF 39.15 FEET, ALONG THE CENTER OF GARRISON CREEK;

THENCE SOUTH 32° 32' 10" WEST FOR A DISTANCE OF 62.55 FEET, ALONG THE CENTER OF GARRISON CREEK;

THENCE SOUTH 78° 00' 54" WEST FOR A DISTANCE OF 63.14 FEET, ALONG THE CENTER OF GARRISON CREEK;

THENCE SOUTH 60° 22' 42" WEST FOR A DISTANCE OF 153.11 FEET, ALONG THE CENTER OF GARRISON CREEK;

THENCE SOUTH 53° 56' 40" WEST FOR A DISTANCE OF 130.67 FEET, ALONG THE CENTER OF GARRISON CREEK;

THENCE NORTH 29° 08' 09" WEST FOR A DISTANCE OF 500.70 FEET, LEAVING GARRISON CREEK;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET AND AN ARC LENGTH OF 126.28 FEET BEING SUBTENDED BY A CHORD OF NORTH 37° 52' 12" EAST FOR A DISTANCE 120.54 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET AND AN ARCE LENGTH OF 74.20 FEET, BEING SUBTENDED BY A CHORD OF NORTH 34° 17' 35" EAST FOR A DISTANCE OF 71.57 FEET;

THENCE NORTH 60° 51' 52" EAST FOR A DISTANCE OF 307.71 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MYRA ROAD;

THENCE SOUTH 29° 08' 08" EAST FOR A DISTANCE OF 492.53 FEET, ALONG SAID WEST RIGHT OF WAY LINE, TO THE TRUE POINT OF BEGINNING.

Situate in the City of Walla Walla, County of Walla Walla, State of Washington.

FIRST AMENDMENT TO RESTATED DECLARATION - PAGE 10

