

**3731112**

03/08/2023 03:41:54 PM

Road Maintenance Agreement CHILTON INC 219.50

Cowlitz County Washington

Pages: 17



Grantor: Chilton Inc., Philip Morel and Myriam Nunez-Sanchez, Paul and Malinda Huddleston, Anthony and Charlotte Andre, Anthony Lothspeich and Amanda Crosby, Craig and Debbie Johnson, Victor Zia and Mozhgan Mansuri, Hanna Hsueh-Hua Shih and Lai King Chiu, Benjamin and Jennifer Anderson, Julius and Carol Bechly

Grantee: Chilton Inc., Philip Morel and Myriam Nunez-Sanchez, Paul and Malinda Huddleston, Anthony and Charlotte Andre, Anthony Lothspeich and Amanda Crosby, Craig and Debbie Johnson, Victor Zia and Mozhgan Mansuri, Hanna Hsueh-Hua Shih and Lai King Chiu, Benjamin and Jennifer Anderson, Julius and Carol Bechly

Assessor's Property Tax Parcel Account Number(s): WC3602008, WC3614004, WC3602010, WC3614001, WC3614002, WC3614003, WC3606008, WC3606007, WC3606006, WC3602009, WC3602007.

Abbreviated Legal Desc: 36-6-1W; T-10,10E,14,6C-3,6D,6D-1,6D-2A,6D-3A,6E-2,6D-3,6B,6C-2, 10D, 10E 14C, 14B, 14D, 14E; CC18/48 Lots 1,2,3,4;

## ROAD MAINTENANCE AGREEMENT

### 1. PRELIMINARY MATTERS.

1.1 Declarant. The undersigned (hereinafter "Declarant") is (are) the owner(s) of certain real property described in paragraph 1.2 below. Declarant hereby declares that the real property legally described below shall be held, transferred, sold, and conveyed subject to the covenants, conditions, restrictions, reservations, easements and charges (hereinafter collectively referred to as "Covenants") set forth in this Declaration.

1.2 Property Subject to Covenants.

See Exhibit A attached.

1.3 Intent and Term of the Covenants. The Covenants contained in this Declaration are for the benefit of all the property subject to the Covenants and for the benefit of each and every separate parcel or subdivision of that property. In addition, the Covenants are declared to be for the benefit of properties lying outside of the legal description set forth herein, and the owners thereof, provided the owners of such benefited properties cause this Declaration to be recorded against their property or properties, with such Declaration naming the real property legally described herein as property benefited by the later Declaration. If applicable to this Declaration, the additional benefited properties are listed as Exhibit "A" attached hereto. These Covenants shall inure to the benefit, shall burden, and shall pass with the property and each and every parcel thereof, and shall apply to and bind the owners of the property subject to these Covenants, their legal representatives, heirs, successors and assigns in perpetuity.

### COVENANTS, CONDITIONS AND RESTRICTIONS--1 OF 17

MAR 08 2023

OKT EXEMPT

2. AMENDMENT. ENFORCEMENT.

2.1 Amendments. The Covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by not less than seventy percent (70%) of the total lot owners. Any amendment must be recorded before it becomes valid.

2.2 Enforcement. The Declarant and/or any owner(s) of property subject to this Declaration, including property made subject to this Declaration after the date hereof, shall be entitled to bring any suit or action to enforce these Covenants. In any such suit or action instituted by the Declarant or any owner(s) to enforce any of said reservations, conditions, agreements, covenants and restrictions, or to restrain the violation of any thereof, after demand for compliance therewith or for the cessation of such violation, and failure to comply with such demand, then and in either of said events and whether such suit or action be reduced to decree or not, the parties instituting such suit or action shall be entitled to recover attorney fees in such suit or action, in addition to statutory costs and disbursements. The failure on the part of any of the lot owners affected by these Covenants at any time to enforce any of the provisions hereof shall in no event be deemed a waiver thereof, nor of any existing violation thereof; nor shall the invalidation of any said reservations, conditions, agreements, covenants and restrictions by Judgment or court order affect any of the other provisions hereof, which shall remain in full force and effect.

3. AGREEMENT REGARDING MAINTENANCE OF ROADS.

3.1. Maintenance of the Roadway. The parties hereby agree that the roadway(s) serving the properties described herein shall be maintained in perpetuity. The surface of the roadway shall be maintained so as to allow free and reasonable passage of such vehicular traffic as may be reasonable and necessary in order that all parties may enjoy full and free use of the parcels of real property served and/or affected thereby.

3.2. Cost of Maintenance of roadway(s). The costs of maintaining the roadway(s) (including future improvements, construction, maintenance and repair costs) shall be borne by the owners of the parcels described herein, with the allocation of such costs determined by the following formula:

- a. The owners of parcels WC3602010 and WC3606007 in the attached Exhibit A shall each pay 50% of the costs of construction and maintenance for that portion of the shared driveway which exclusively serves WC3602010 and WC3606007 extending from the end of Hood View Drive to the point where said driveway splits.
- b. The owners of all parcels in the attached Exhibit A shall each pay 100% of the costs of construction and maintenance for that portion of driveway which lies entirely within each owner's legally described parcel and is used exclusively by the owner of that parcel.
- c. The owners of parcels WC3602010, WC3614001, WC3614002, WC3614003, WC3606008, WC3606007, WC3606006 and WC3602009 in the attached Exhibit A shall each pay 5.9% of the maintenance costs for the stretch of Hood View Drive which runs from Shirley Gordon Road up to the intersection of Hood View Drive and Estate Ridge Drive, including the apron up to Shirley Gordon Road and the intersection of Hood View Drive and Estate Ridge Drive itself. The intersection of Hood View Drive and Estate Ridge Drive being described as 50' along the centerline of Estate Ridge Drive and 50' along the centerline of the continuation of Hood View Drive, both of which are measured from the center point of the intersection.

- d. The owners of parcels WC3602008, WC3614004 and WC3602007 in the attached Exhibit A shall each pay 17.6% of the maintenance costs for the stretch of Hood View Drive which runs from Shirley Gordon Road up to the intersection of Hood View Drive and Estate Ridge Drive (See 3.2.c above), including the apron up to Shirley Gordon Road and the intersection of Hood View Drive and Estate Ridge Drive itself.
- e. The owners of parcels WC3602010, WC3614001, WC3614002, WC3614003, WC3606008, WC3606007 in the attached Exhibit A shall each pay 11.1% of the maintenance costs for the stretch of Hood View Drive which runs from the intersection of Hood View Drive and Estate Ridge Drive (See 3.2.c. above) to the beginning of that driveway described in 3.2.a.
- f. The owner of parcel WC3614004 in the attached Exhibit shall pay 33.4% of the maintenance costs for the stretch of Hood View Drive which runs from the intersection of Hood View Drive and Estate Ridge Drive (See 3.2.c. above) to the beginning of that driveway described in 3.2.a.
- g. The owner of parcel WC3614003 in the attached Exhibit shall pay 25% of the maintenance costs for Cascadia Lane from it's departure from Hood View Drive to the point that it serves less than 3 homes.
- h. The owner of parcel WC3614004 in the attached Exhibit shall pay 75% of the maintenance costs for Cascadia Lane from it's departure from Hood View Drive to the point that it serves less than 3 homes.
- i. The owners of parcels WC3606006 and WC3602009 in the attached Exhibit A shall each pay 12.5% of the maintenance costs for the stretch of Estate Ridge Drive which runs from the intersection of Hood View Drive and Estate Ridge Drive (See 3.2.c above) to the hammerhead and including the hammerhead at the end of Estate Ridge Drive.
- j. The owners of parcels WC3602007 and WC3602008 in the attached Exhibit A shall each pay 37.5% of the maintenance costs for the stretch of Estate Ridge Drive which runs from the intersection of Hood View Drive and Estate Ridge Drive (See 3.2.c above) to the hammerhead and including the hammerhead at the end of Estate Ridge Drive.
- k. The owners of parcels WC3606006 and WC3602009 in the attached Exhibit A shall each pay 50% of the maintenance costs for the stretch driveway which runs from the center of the hammerhead at the end of Estate Ridge Drive to the point at which said driveway splits.

Should additional lots become subject to these CCRs and be served by the roadway(s), each of the additional lots shall also share in the expenses, with the above percentages recalculated to match, as closely as possible, the formula set forth above, which allocates expenses regarding the roadway(s) by the length of the roadway(s) over which a particular Lot Owner passes to reach the public road.

3.3. **Procedure for Maintenance.** Decisions as to any work to be performed on the above-described roadway(s) serving the properties shall be by majority vote, based upon total number of parties responsible for paying for the improvement or maintenance these amenities, whether said parties' ownership is held in fee simple or as purchaser under a Real Estate Contract. The owners of all properties served by said amenities shall meet in person on the 1<sup>st</sup> day of June each year (or an alternate date within 30 days before or after June 1 agreed-upon by a majority of the ownership eligible to vote) for the purpose of determining what repairs or maintenance are necessary to be made on the amenities. The meeting shall result in a written agreement

regarding individual assessments, to be signed by all parties in attendance. Failure to attend the meeting, or to sign the resulting written agreement, shall not excuse any failure to pay any assessment. Any individual assessment for road maintenance, construction and improvements shall be due within 30 days from the date set by the majority of the ownership eligible to vote and if said assessments remain unpaid after 30 days from said date, the remaining owners eligible to vote shall be entitled to bring an action for collection of said assessment. The prevailing party in any such action shall, in addition to other remedies granted by the Court, be entitled to recover its costs and a reasonable attorneys' fee to be set by the Court.

- 3.4. **Extraordinary Use or Damage.** Any party that damages the roadway(s) serving the properties shall solely be responsible for any such damages, other than the normal wear and tear. All such damage is to be repaired within 30 days after such occurrence.
- 3.5. **Covenants Running With Land; Priority of Lien.** The covenants, promises and agreements set forth herein shall constitute covenants running with the land. Any sale or encumbrance of any of the lots hereinabove described shall be subject to this agreement; provided, however, that the lien or claim of any assessment created hereby shall be subordinated to the rights of any future Real Estate Contract seller or mortgagee so long as said assessments were current at the time the interest of the mortgagee or Contract seller attaches to said property. This agreement shall be binding on the parties hereto, their heirs, successors and assigns.

Exhibit A

**WC3602008 (CHILTON INC)**

PARCEL E OF RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 3575542, IN VOLUME 36, PAGE 158, RECORDS OF COWLITZ COUNTY, WASHINGTON, LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M., COWLITZ COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND CONDITIONS AS SHOWN ON SAID SURVEY.

ALSO TOGETHER WITH AND SUBJECT TO EASEMENTS AND CONDITIONS OF RECORD, IF ANY.

**WC3614004 (CHILTON INC)**

LOT 2 OF RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 3679565, IN VOLUME 40, PAGE 200, RECORDS OF COWLITZ COUNTY, WASHINGTON, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M., COWLITZ COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND CONDITIONS AS SHOWN ON SAID SURVEY, AND ANY OTHER OF RECORD.

EXCEPTING THEREFROM A PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" REBAR WITH PLASTIC CAP MARKED (K. BLUHM LS 29269) AT THE SOUTHEAST CORNER OF LOT 2 OF SAID SURVEY; THENCE N00°08'35"W ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 291.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S89°24'42"W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 739.11 FEET; THENCE S53°38'50"E A DISTANCE OF 484.01 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE N89°32'30"E ALONG SAID SOUTH LINE A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

**WC3602010 (PHILIP MOREL AND MYRIAM NUNEZ-SANCHEZ)**

LOT D OF SURVEY, AS RECORDED IN VOLUME 40 OF SURVEYS, PAGE 3, UNDER AUDITOR'S FILE NO. 3655700, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 46, TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.

SITUATE IN COWLITZ COUNTY, STATE OF WASHINGTON

TOGETHER WITH AND SUBJECT TO EASEMENT AND CONDITIONS AS SHOWN ON RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 3629610, IN VOLUME 39, PAGE 20, RECORDS OF COWLITZ COUNTY, WASHINGTON.

Exhibit A Continued

**WC3604001 (PAUL AND MALINDA HUDDLESTON)**

LOT 1 OF BOUNDARY LINE ADJUSTMENT SURVEY, AS RECORDED IN VOLUME 39 OF SURVEYS, PAGE 154, RECORDED UNDER AUDITOR'S FILE NO. 3644897, BEING A PORTION OF TRACT C OF SURVEY RECORDED IN VOLUME 39 OF SURVEYS, PAGE 20, RECORDED UNDER AUDITOR'S FILE NUMBER 3629610, LOCATED IN SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE W.M.

SITUATE IN COWLITZ COUNTY, WASHINGTON

TOGETHER WITH AND SUBJECT TO EASEMENT AND CONDITIONS AS SHOWN ON RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 3629610, IN VOLUME 39, PAGE 20, RECORDS OF COWLITZ COUNTY, WASHINGTON.

**WC3614002 (ANTHONY AND CHARLOTTE ANDRE)**

LOT A OF BOUNDARY LINE ADJUSTMENT SURVEY, AS RECORDED IN VOLUME 40 OF SURVEYS, PAGE 142, RECORDED UNDER AUDITOR'S FILE NO. 3676724, BEING A PORTION OF TRACT C OF SURVEY RECORDED IN VOLUME 39 OF SURVEYS, PAGE 20, RECORDED UNDER AUDITOR'S FILE NUMBER 3629610, LOCATED IN SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE W.M.

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES FROM SHIRLEY GORDON ROAD, AS DISCLOSED BY SURVEY RECORDED IN VOLUME 39 OF SURVEYS, PAGE 20, UNDER AUDITOR'S FILE NUMBER 3629610.

SITUATE IN COWLITZ COUNTY, WASHINGTON

**WC3614003 (ANTHONY LOTH SPEICH AND AMANDA CROSBY)**

LOT 1 OF RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 3679565, IN VOLUME 40, PAGE 200, RECORDS OF COWLITZ COUNTY, WASHINGTON, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M., COWLITZ COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND CONDITIONS AS SHOWN ON SAID SURVEY, AND ANY OTHER OF RECORD.

ALSO, TOGETHER WITH A PORTION OF LOT 2 OF SAID SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH PLASTIC CAP MARKED (K. BLUHM LS 29269) AT THE SOUTHEAST CORNER OF LOT 2 OF SAID SURVEY; THENCE N00°08'35"W ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 291.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S89°24'42"W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 739.11 FEET; THENCE S53°38'50"E A DISTANCE OF 484.01 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE N89°32'30"E ALONG SAID SOUTH LINE A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.

Exhibit A Continued

**WC3606008 (CRAIG AND DEBBIE JOHNSON)**

LOT 4 OF SHORT SUBDIVISION NO. CC19-39, AS RECORDED IN VOLUME 18 OF SHORT SUBDIVISIONS, PAGE 48-49, UNDER AUDITOR'S FILE NO. 3664721, RECORDS OF COWLITZ COUNTY, WASHINGTON; BEING A PORTION OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

**WC3606007 (VICTOR ZIA AND MOZHGAN MANSURI)**

LOT 3 OF SHORT SUBDIVISION NO. CC19-39, AS RECORDED IN VOLUME 18 OF SHORT SUBDIVISIONS, PAGE 48-49, UNDER AUDITOR'S FILE NO. 3664721, RECORDS OF COWLITZ COUNTY, WASHINGTON; BEING A PORTION OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

**WC3606006 (HANNA HSUEH HUA-SHIH AND LAI KING CHIU)**

LOT 2 OF SHORT SUBDIVISION NO. CC19-39, AS RECORDED IN VOLUME 18 OF SHORT SUBDIVISIONS, PAGE 48-49, UNDER AUDITOR'S FILE NO. 3664721, RECORDS OF COWLITZ COUNTY, WASHINGTON; BEING A PORTION OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

**WC3602009 (BENJAMIN AND JENNIFER ANDERSON)**

LOT 1 OF SHORT SUBDIVISION NO. CC19-39, AS RECORDED IN VOLUME 18 OF SHORT SUBDIVISIONS, PAGE 48-49, UNDER AUDITOR'S FILE NO. 3664721, RECORDS OF COWLITZ COUNTY, WASHINGTON; BEING A PORTION OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, RECORDS OF SAID COUNTY.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

**WC3602007 (JULIUS AND CAROL BECHLY)**

PARCEL "B" OF RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 3680238, IN VOLUME 41, PAGE 17, RECORDS OF COWLITZ COUNTY, WASHINGTON, LOCATED IN THE NORTH HALF OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M., COWLITZ COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND CONDITIONS AS SHOWN ON SAID SURVEY, AND ANY OTHER OF RECORD.

  
CRAIG CHILTON

STATE OF WASHINGTON

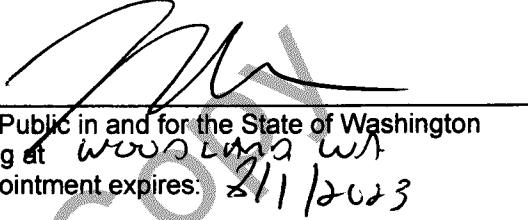
} ss

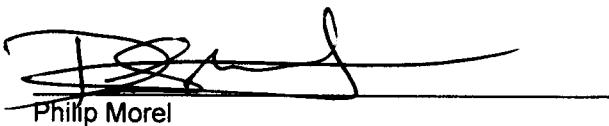
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that CRAIG CHILTON is the person who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE IS authorized to execute this instrument and acknowledged it as the **PRESIDENT** of CHILTON, INC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/20, 2023



  
Notary Public in and for the State of Washington  
Residing at 1234 Main St  
My appointment expires: 2/1/2023

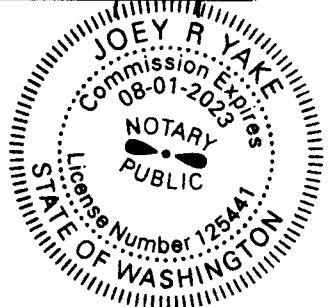


Philip Morel

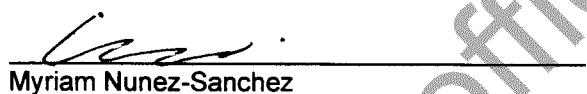
STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ }

I certify that I know or have satisfactory evidence that Philip Morel is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/01/2023, 2023



Notary Public in and for the State of Washington  
Residing at WOODLAND WA  
My appointment expires: 8/1/2023

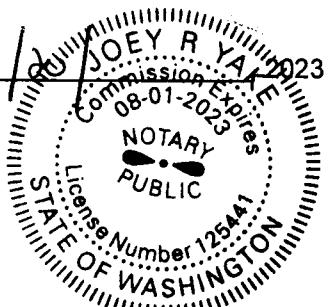


Myriam Nunez-Sanchez

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ }

I certify that I know or have satisfactory evidence that Myriam Nunez-Sanchez is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/01/2023, 2023



Notary Public in and for the State of Washington  
Residing at WOODLAND WA  
My appointment expires: 8/1/2023

COVENANTS, CONDITIONS AND RESTRICTIONS--9 OF 17

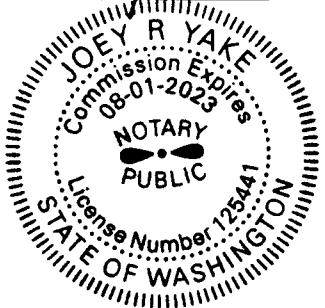


Paul Huddleston

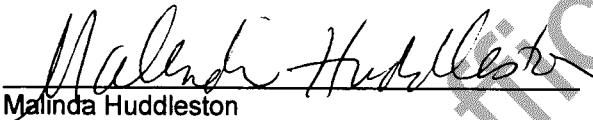
STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ }

I certify that I know or have satisfactory evidence that Paul Huddleston is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/24, 2023



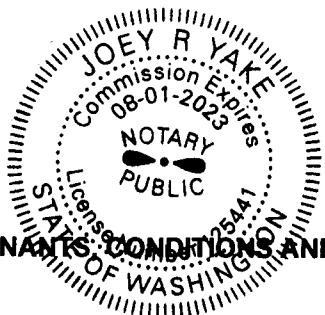
Notary Public in and for the State of Washington  
Residing at Woodland, WA  
My appointment expires: 8/1/2023



STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ }

I certify that I know or have satisfactory evidence that Malinda Huddleston is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/24, 2023



Notary Public in and for the State of Washington  
Residing at Woodland, WA  
My appointment expires: 8/1/2023

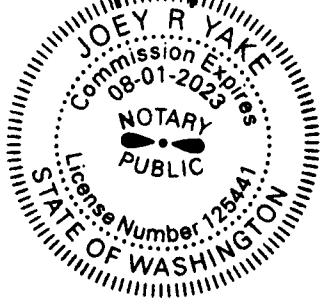
**COVENANTS, CONDITIONS AND RESTRICTIONS--10 OF 17**

Anthony Andre  
Anthony Andre

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Anthony Andre is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/15/23, 2023



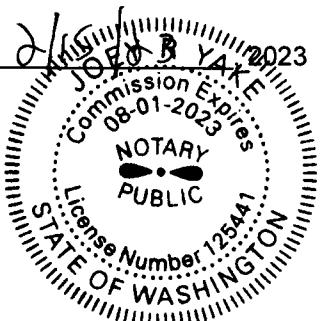
Notary Public in and for the State of Washington  
Residing at Woodland WA  
My appointment expires: 8/1/23

Charlotte Andre  
Charlotte Andre

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Charlotte Andre is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/15/23, 2023



Notary Public in and for the State of Washington  
Residing at Woodland WA  
My appointment expires: 8/1/23

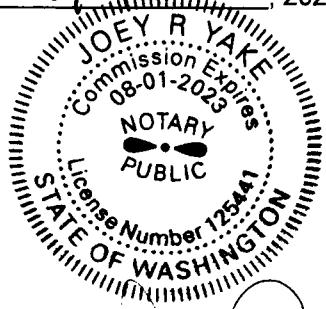
COVENANTS, CONDITIONS AND RESTRICTIONS--11 OF 17

Anthony Lothspeich  
Anthony Lothspeich

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Anthony Lothspeich is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/21, 2023



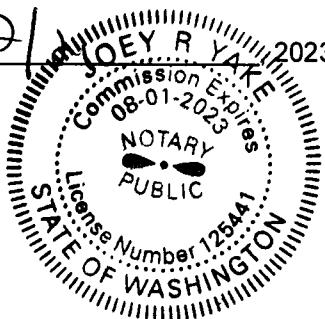
Notary Public in and for the State of Washington  
Residing at Wenatchee, WA  
My appointment expires: 8/1/23

Amanda Crosby  
Amanda Crosby

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Amanda Crosby is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/21, 2023



Notary Public in and for the State of Washington  
Residing at Wenatchee, WA  
My appointment expires: 8/1/23

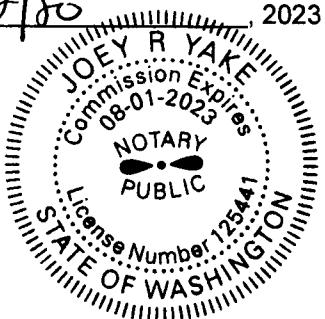
COVENANTS, CONDITIONS AND RESTRICTIONS--12 OF 17

Craig Johnson  
Craig Johnson

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Craig Johnson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/20, 2023



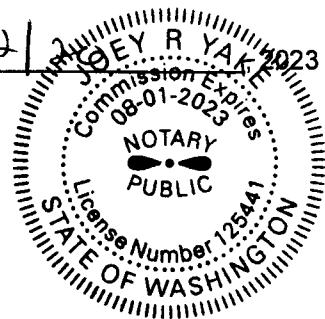
Notary Public in and for the State of Washington  
Residing at Woodland, WA  
My appointment expires: 8/1/23

Debbie Johnson  
Debbie Johnson

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

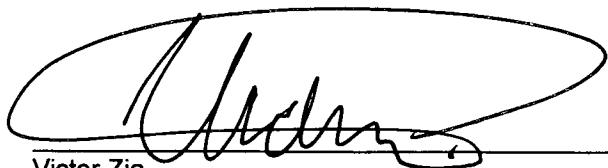
I certify that I know or have satisfactory evidence that Debbie Johnson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/20, 2023



Notary Public in and for the State of Washington  
Residing at Woodland, WA  
My appointment expires: 8/1/23

**COVENANTS, CONDITIONS AND RESTRICTIONS--13 OF 17**

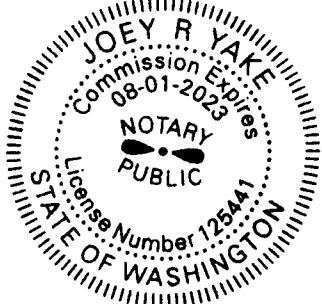


Victor Zia

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Victor Zia is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/6, 2023



Notary Public in and for the State of Washington  
Residing at Woodland  
My appointment expires: 8/1/23

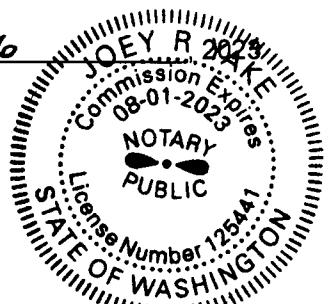


Mozhgan Mansuri

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Mozhgan Mansuri is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/6



Notary Public in and for the State of Washington  
Residing at Woodland  
My appointment expires: 8/1/23

**COVENANTS, CONDITIONS AND RESTRICTIONS--14 OF 17**

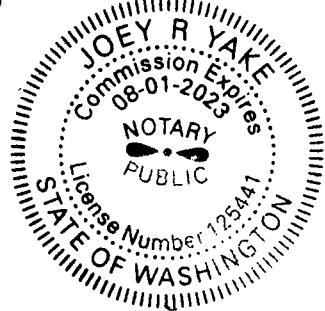


Hanna Hsueh-Hua Shih

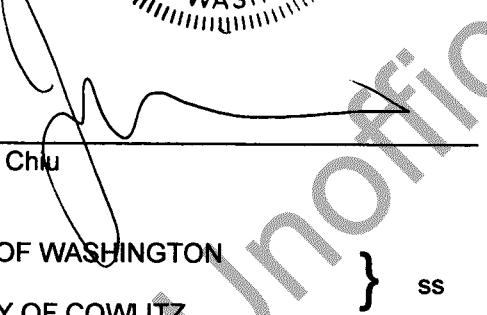
STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ }

I certify that I know or have satisfactory evidence that Hanna Hsueh-Hua Shih is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/14, 2023



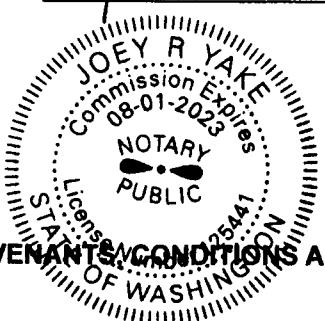
Notary Public in and for the State of Washington  
Residing at Woodland WA  
My appointment expires: 8/1/23

  
Lai King Chiu

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ }

I certify that I know or have satisfactory evidence that Lai King Chiu is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/14, 2023



Notary Public in and for the State of Washington  
Residing at Woodland WA  
My appointment expires: 8/1/23

**COVENANTS, CONDITIONS AND RESTRICTIONS--15 OF 17**

Ben Anderson  
Benjamin Anderson

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Benjamin Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/24 2023



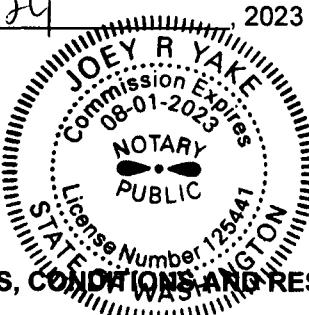
Notary Public in and for the State of Washington  
Residing at WOOLARD WA  
My appointment expires: 8/1/23

Jennifer Anderson  
Jennifer Anderson

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

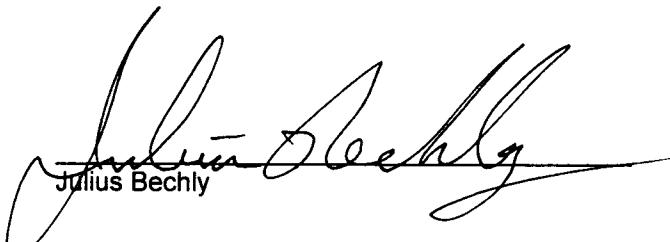
I certify that I know or have satisfactory evidence that Jennifer Anderson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/24 2023



Notary Public in and for the State of Washington  
Residing at WOOLARD WA  
My appointment expires: 8/1/23

COVENANTS, CONDITIONS AND RESTRICTIONS--16 OF 17

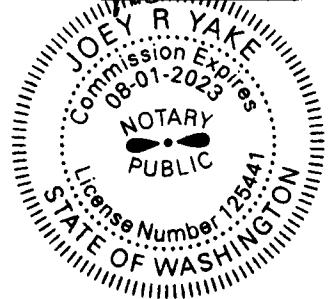


Julius Bechly

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Julius Bechly is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/15, 2023



Notary Public in and for the State of Washington  
Residing at WOODLAND, WA  
My appointment expires: 8/1/23

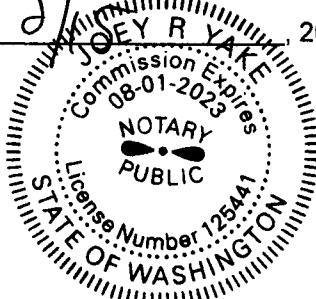


Carol Bechly

STATE OF WASHINGTON } ss  
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Carol Bechly is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2/15, 2023



Notary Public in and for the State of Washington  
Residing at WOODLAND, WA  
My appointment expires: 8/1/23

COVENANTS, CONDITIONS AND RESTRICTIONS--17 OF 17