

**WHEN RECORDED RETURN TO:**

Melodee Erickson

Po Box 1170

Washougal, WA 98671

**DOCUMENT TITLE(S)**

Cedar Falls Road Appurtenant property owner  
maintenance agreement

**REFERENCE NUMBER(S)** of Documents assigned or released:

177/775

188/93

B/96

2006164275

☐ Additional numbers on page \_\_\_\_\_ of document.

**GRANTOR(S):**

River Edge Acres Road Association

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

**GRANTEE(S):**

John & Chong Leasure

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

**LEGAL DESCRIPTION** (Abbreviated; i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Section <sup>34</sup> township <sup>2N</sup> Range 5E & Rivers Edge Acres  
Subdivision

☒ Complete legal on page 4 of document.

**TAX PARCEL NUMBER(S):**

02-05-34-200100-00

02-05-34-200200-00

Map VC

☐ Additional parcel numbers on page \_\_\_\_\_ of document.

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.

After Recording Return To:  
 Kevin Burton, Secretary REA POA  
 19813 SW 7<sup>th</sup> Way  
 Camas, WA 98607

## CEDAR FALLS ROAD APPURTANENT PROPERTY OWNER MAINTENANCE AGREEMENT

THIS AGREEMENT made this 24<sup>th</sup> day of November, 2009 by and between River Edge Acres Property Owners Association (the "Association") on one hand, and John and Chong Leasure ("Leasure") on the other, for the purpose of documenting the agreements of the following described parcels of real property located in Skamania County, Washington and more particularly described as Tax Lots 2-5-34-2-100 and 2-5-34-2-200.

### A. RECITALS/AGREEMENT:

1. River Edge Acres Subdivision (the "Subdivision") is a 14-lot subdivision located in Skamania County, Washington. The lots in this Subdivision are subject to a FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's) recorded April 8, 1999 in Book 188, Page 93, Skamania County Plat records, declared by Ken and Barbara Davis, dba Ken and Barbara Davis, dba Dalinco Properties (the "Declarant");
2. On December 1, 2006, the Leasures acquired from the Declarant two parcels (Parcels) near the Subdivision known as Tax Lots 2-5-34-2-100 and 2-5-34-2-200;
3. The road serving the Subdivision, Cedar Falls Road, also provides access to the Leasures' Parcels;
4. The CC&R's contain provisions, as described in Section 3 and its sub-sections, for the property owners to share the cost to maintain Cedar Falls Road;
5. The Parties intend for the Leasures to be subject to and entitled to the benefits of those provisions of the CC&R's that pertain to maintaining the road, including but not limited to those provisions that require all of the lot owners to share in the cost to replace the road in the event of a catastrophe.
6. In the event the Leasures seek to improve or subdivide their Parcels, the Association shall have no financial obligation to improve Cedar Falls Road to accommodate any changes required by the subdivision or development.
7. The Leasures agrees to participate as a party to the maintenance of Cedar Falls Road as described in Section 3 of the River Edge Acres CC&R's; and
8. The Leasures shall pay the monthly dues, in accordance with the other lot owners, for road maintenance of Cedar Falls Road for said tax lots, -5-34-2-100 and 2-5-34-2-200 beginning on December 1, 2006, date of purchase.

### B. EFFECT OF AMENDED ROAD MAINTENANCE AGREEMENT

This Agreement shall not be construed to grant to the Leasures any rights or responsibilities beyond those specifically provided for herein, and the Leasure shall not be considered a party to the CC&R's, or deemed a third-party beneficiary of the CC&R's, in any respect other than the provisions specifically incorporated herein (i.e. the maintenance of the Road). The Parties intend for this Agreement to run with the land and bind and be for the benefit of any successors-in-interest.

### C. SEVERABILITY

If any provisions of this Agreement are held invalid for any reason, the remainder of said agreement is not affected.

For River Edge Acres Property Owners Association:

By Melinda Erickson  
Its President

By Ken D. Burt  
Its SECRETARY

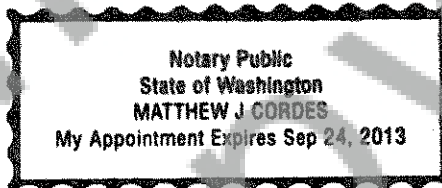
STATE OF WASHINGTON )  
County of Clark )

I certify that I know or have satisfactory evidence that Melinda Erickson and Ken D. Burt signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 24<sup>th</sup> day of November, 2009.

Matthew J Cordes  
Notary Public, in and for the  
State of Washington.  
Commission Expires: Sept 24<sup>th</sup> 2013

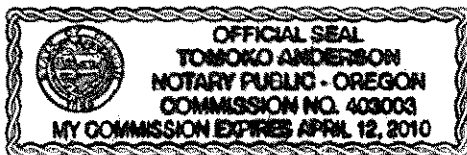
John Leasure  
John Leasure  
Chong Leasure  
Chong Leasure



OREGON )  
STATE OF WASHINGTON )  
County of Multnomah )

I certify that I know or have satisfactory evidence that John Leasure and Chong Leasure signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 14<sup>th</sup> day of November, 2009.



Tomoko Anderson  
Notary Public, in and for the  
State of Washington, OREGON  
Commission Expires: 04/12/2010

EXHIBIT 'A'

Parcel I

That portion of the Northeast quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington lying Easterly of a line 250 feet distant in an Easterly direction from the Easterly bank of the Washougal River at mean high water.

Parcel II

That portion of the Northeast quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington lying Westerly of a line 250 feet distant in an Easterly direction from the Easterly bank of the Washougal River at mean high water and Easterly of the center of the channel of the Washougal River.

Together with an easement for Access as disclosed by instrument recorded November 20, 2006 in Auditor File No. 2006163772.

Gary H. Martin, Skamania County Assessor

Date 12-26-06 Parcel # 2-5-34-2-100 & 200  
GTM