

WHEN RECORDED RETURN TO:
Bonnie-Sue Carter, Secretary/Treasurer_____
Riverside Estates Association_____
PO Box 1183_____
Washougal WA 98671_____

DOCUMENT TITLE(S) – Third Amendment to the CC&R's
REFERENCE NUMBER(S) of Documents assigned or released: 90504 CCR, 1980; 100414 CCR, 1985; 118968 CCR, 1994
<input type="checkbox"/> Additional numbers on page _____ of document.
GRANTOR(S): Riverside Estates
<input type="checkbox"/> Additional names on page _____ of document.
GRANTEE(S): Public
<input type="checkbox"/> Additional names on page _____ of document.
LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter): Riverside Estates Short Plat
<input type="checkbox"/> Complete legal on page _____ of document.
TAX PARCEL NUMBER(S): 29 2-5
<input type="checkbox"/> 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.

RIVERSIDE ESTATES ASSOCIATION

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3rd AMENDMENT TO THE CC&R's

The General Meeting for 2013 was held at the Skamania County Firehouse No 4 at 6:40 pm on Wednesday, October 2, 2013.

Attendees represented a quorum:

Lot 1 Not eligible to vote	Lot 6 Present	Lot 11 Proxy
Lot 2 Present	Lot 7 Proxy	Lot 12 Absent
Lot 3 Proxy	Lot 8 Absent	Lot 13 Absent
Lot 4 Proxy	Lot 9 Present	Lot 14 Present
Lot 5 Present	Lot 10 Present	

State of the REA (as of September 26, 2013) as reviewed by Bonnie Carter (Secretary/Treasurer)

1. General Dues Fund: \$3801.88
2. Well Dues Fund: \$6411.60
3. Amount owed the REA: \$2500.00 (two lots on Promissory Notes)

2012 General Meeting Goals put into action, reviewed by Gary Carpenter (Road Commissioner)

1. Neighborhood watch signs on River Road, junction of Upland and River Road, and junction of Jennifer Way and River Road.
2. Stop sign at Upland and Jennifer Way along River Road.
3. Steel barrier on River Road.
4. Road clean-up (pot holes, blackberries, tree limbs, cul-du-sac maintenance, mailbox clean-up, etc)

Liability Insurance Report by Patrick Luft (Director)

1. Researched liability insurance at Liberty Mutual, State Farm, Country Financial, and an independent broker because this is a goal set at the General Meeting in 2012.
2. Liberty Mutual, State Farm, and Country Financial declined insuring the REA because the well is not independently monitored.
3. The independent broker quoted a \$1000 a year for liability insurance provided the reservoir is maintained and the gun ordinance is in effect. If either of these conditions change, the quote will be revisited.

Change in Voting Method presented by Bonnie Carter (Secretary/Treasurer)

Per the suggestion of a member who did not want his/her vote made public, voting was done by secret ballot. The ballots contained a lot number, so to keep the vote secret the ballots were randomly handed out and do not reflect the vote of the numbered lot. Keith Groves also pointed out a written candidate could be added with the secret ballot. The ballots were counted by Bonnie Carter (Secretary/Treasurer) and reaffirmed by Tom Smart (President). For each vote there is an envelope citing the item to be voted on and the signatures of Carter and Smart. The individual ballots are sealed in the envelope.

Agenda presented by Tom Smart (President)

1. Governing Body changes to the REA By-laws:
The current By-Laws call for the Board of Directors (3 year, 2 year and one year terms respectfully) to govern the REA. The membership votes in favor of changing the Board of Directors as defined in the By-Laws to the Directors & Officers Group consisting of a 3-year Director, 2-year Director, 1 year Director, 1 year each for the positions of President, Vice-President and Secretary/Treasurer.
 2. The membership voted in favor of the following duties to be added to the REA By-Law in Article VI, Section 6, d. Treasurer maintaining a checks and balances in the REA financial system,
 - i. Outgoing checks will be signed by two officers. A physical or digital copy of each check must be maintained along with back up invoices for member review.
 - ii. Incoming checks from members must be copied either physically or digitally and maintained in a notebook or file for member review.
 - iii. Sending out monthly statements.
 - b. The Treasurer be responsible for posting a letter/newsletter to Association members in January with State of the Association:
 - i. The amount in the General Fund and the amount in the Well Fund
 - ii. The amount of money owed the Association and the progress of and promissory notes.
 - iii. The actual expenditures for the previous year.
 - iv. The budget for the upcoming year.
 3. The REA membership votes in favor of adding the office(s) of Road Commissioner and Water/Well Commissioner as non-voting members of the REA Director & Officers Group. These commissioners would report to the Director & Officers Group. This will allow each Commissioner to call individual member meetings about their issues and report solutions to the Directors & Officers Group for final action.
- These changes will be recorded with Skamania County, Records Office.

4. The membership voted in favor of increasing the General Fund assessment beginning January 1, 2014 from \$20.00 a month to \$25.00. The following annual expenses indicated that future road maintenance, tree removal, snow removal, and miscellaneous expenses called for an increase.

Year	Road Maintenance	Other Expenses
2010	\$7500	
2011	\$1200	
2012	\$5250	\$2500 (tree maintenance)
2013		\$931.99 as of meeting*

*neighborhood watch signs, stop signs, related expenses for such, steel barrier on River Road were one time expenditures.

5. Other Agenda Items:

- a. The legality of the Ordinances were challenged. The original document was given to the REA by Tom & Kathy Riner on September 12, 2009 and resides in the CCR/By-Laws book. This the document:

Riverside Estates
Home Owners Association

Corporation Number 23440209

The following ordinances were passed by a majority vote on December 30, 1990, and reaffirmed on May 23, 1992:

Ordinance #1. The discharging of fire arm, rifle or hand gun and/or any such weapon thereof, is strictly prohibited.

Ordinance #2. The use of all terrain, trail bikes, three or four wheeled off-road vehicles and/or any unlicensed motor vehicles are prohibited on any private road or common areas of the Riverside Estates Association.

Ordinance #3. All domestic pets are to be either contained on the premises of owners or under direct control of owners when off said premises.

The following ordinance was passed by unanimous vote on January 12, 1994:

Ordinance #4. Common area "B", Federal/State Wetland, is restricted to immediate families members only, immediate referring to husband, wife, children. Also, no child under the age of twelve years be allowed access to said area without the accompaniment of an adult.

Submitted by

Edward J. Kuhnle, II
Edward J. Kuhnle, II
President, Riverside Estates Association

In April 2013 another member of the REA challenged the Ordinances. In their investigation documents were uncovered that show the January 12, 1994 meeting was held null & void in a Judgment Order from Skamania County. Consequently Ordinance #4 is Null & Void. No other documents have been found to date indicating any other changes. Ordinances 1, 2 and 3 stand as part of the REA CCRs, By-Laws, and other documents unless other documents indicate otherwise. All correspondence regarding this challenge is in the Communications section of the 2013 REA Book (available to review by any member).

As a result of this fact finding mission, the Skamania County Recording Office emailed the REA documents filed in that office to the REA. These documents were

printed out and reside in the CCRs/By-Law book of the REA behind the same documents received by Tom & Kathy Riner. Digital files are on the REA flash drive.

6. Well Report was presented by Tom Smart (President/Well Commissioner)

- 1. The well is being checked by Hall & Sons this week. Their recommendations will be considered by the Well Commissioner and recommendations forth coming.
- 2. Tom suggested the gate valves be changed to ball valves.
- 3. Vicki suggested a alarm on the door(s) for safety. Gary said a lock box might be a better solution. All items to be considered by the Well Commissioner.

7. Neighborhood Watch Report ... Patrick Luft (Director)

- 1. A car was cited in front of the Warren property. The Skamania County Fish Hatchery called the police and the REA called the police with the license number of the car giving the police what they needed to take action.
- 2. A truck was parked alongside River Road for a few days. The police were notified but by the time action could be taken the owner of the truck moved it.
- 3. The Capron's reported an attempted break in to their home. The Skamania County police have been patrolling the REA roads.
- 4. Last Friday night two persons in a van (identified by the police as the same two who were fishing on the Warren property) were stuck on Jennifer Way and the Perlot driveway in a ditch. The police were unable to remove the vehicle because it had no outstanding warrants. The persons were identified by the police as known drug users. The REA paid to have the van towed off our private roads. The police said once the vehicle hit a public road they would take over.

The Neighborhood watch is working. We continue as a group to send the message "take your business elsewhere".

8. Election of Director and Officers ... (Tom Smart)

Office	Nominee
Director	Melody McKenzie
President	Tom Smart
Vice President	Cathy Low
Secretary/Treasurer	Bonnie Carter
Well Commissioner	Tom Smart (Tom Riner declined The position. Assistant Well Commissioner Tom Smart accepted the position as Well Commissioner)
Road Commissioner	Gary Carpenter

The meeting was adjourned by Tom Smart.