

WHEN RECORDED RETURN TO:

WILLIAM & CHRISTINE THIER

5109 Douglas Dr.
Yakima WA 98908

DOCUMENT TITLE(S)

COVENANTS FOR USE AND ROAD MAINTENANCE

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

GRANTOR(S):

WILLIAM B THIER & CHRISTINE L THIER

☐ Additional names on page _____ of document.

GRANTEE(S):

CHURCH SHORT PLAT

☐ Additional names on page _____ of document.

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

LOT C1 BLOCK 1 PLAT OF RELOCATED NORTH BONNEVILLE IN THE E.C. HARDY D.L.C. 41,
IN SECTION 30 T2N R7E W.M. CITY OF NORTH BONNEVILLE, SKAMANIA COUNTY WA

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

02-07-30-1-1-5700-00

☐ 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.

COVENANTS FOR USE AND ROAD MAINTENANCE

Assessor's Parcel No: 02-07-30-1-1-5700-00 **Church Short Plat**

Whereas, William B. & Christine L. Thier are the owner(s) of the following described real estate in Skamania County, State of Washington:

LOT C-1 PLAT OF RELOCATED NORTH BONNEVILLE

Whereas, Beacon Rock Lane presently serves the property above described with an easement filed of record for purposes of ingress, egress, and utilities as shown on the face of Church Short Plat.

Now it is hereby stated and established that the covenants and agreements expressed herein shall run with the land and shall inure to the benefit of and constitute a burden on the heirs, successors and assigns of the parties hereto.

The private road shall be used for the common benefit of all lot owners subject to this agreement as well as a nonexclusive public use. This is meant to include the benefits of ingress, egress and rights of utilities for the entire roadway. No owner, their assigns or heirs shall conduct any activity that might in any way detract from the benefits of use for other owners.

This private road constitutes the only approved access to West Cascade Drive. No other access to West Cascade Drive can be granted. Vehicle parking or storage of any items along the private road is not permitted. A violation is subject to enforcement action.

It is established that the current and future landowners of the above lots as they may now exist or hereafter be divided, shall share on an equal basis the expense and responsibility for the maintenance, repairs and additional construction for Beacon Rock Lane. It is further stated that maintenance shall include, but not be limited to, the removal of snow and other hazards or obstruction.

Should any party to this agreement, their heirs, agents or invitees, directly or indirectly, cause damage to said road, that party shall be fully responsible for the cost of repairing such damage, and all such repairs shall be undertaken promptly, so as to reduce the effects of access hardship for other road users.

Venue for Enforcement of these Covenants and suit or action hereunder shall be Skamania County, Washington. An arbitrator suitable to concerned parties shall be retained to negotiate problems, if necessary.

William B Thier

Date 11-24-2015

Christine L. Thier

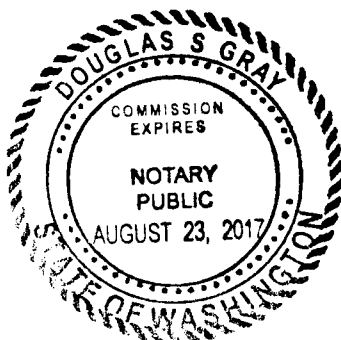
Date 11-24-15

State of Washington)

County of Hale)

On this day personally appeared before me William Thier and Christine Thier to be known to be the individual(s) described in and who executed the within and acknowledged to me that they signed the same as Thier free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 24 day of Nov., 20 15.



Print Name Douglas Gray

Notary Public in and for the State of Washington

My appointment expires: 8-23-17