

WHEN RECORDED RETURN TO:

T. W. Lannen

P.O. Box 816

Stevenson, WA 98648

DOCUMENT TITLE(S)

ROADWAY ASSOCIATION MAINTENANCE AGREEMENT – RIVER VIEW MEADOWS

REFERENCE NUMBER(S) of Documents assigned or released:

Book 3, pg 340, Vol 199, pg 355, AF138177

☒ Additional numbers on page 1 of document.

GRANTOR(S):

Dan and Deb Mitchell – Lot 1 River SP

☒ Additional names on page 3 of document.

GRANTEE(S):

River Short Plat, Bk. 3, pg. 340

☒ Additional names on page 1 of document.

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

Lots 1, 2, & 3 of the River Short Plat Bk. 3, pg. 340

☒ Complete legal on page 1 of document.

TAX PARCEL NUMBER(S): 03072540040000, 03072540030000, 03072540030300,
03072540020000, 03072540020200, 03072540040900, 03072540041000,
03072540030400, 03072540030500, 03072540020300, 03072540020400

☐ 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.

Original 1/13/2007

Revised 02/11/2018

ROADWAY ASSOCIATION MAINTENANCE AGREEMENT – CLEAR VIEW LANE

GRANTORS: See Page 3

GRANTEES:

- River Short Plat - Lots 1, 2, and 3 of the River Short Plat BK. 3, Pg. 340 Section 25, T3N, R7E
- View Short Plat – Lots 1, 2, 3, and 4 of the View Short Plat BK. 3, Pg.339 Section 25, T3N, R7E
- Meadows Short Plat – Lots 1, 2, 3, and 4
- Lot 1-Meadow SP BK 3/PG 341 Reconfig BK 197/PG 801
- Lot 2-Meadow SP BK 3/PG 341 Reconfig BK 197/PG 268 & BK 197/PG 810
- Lot 3-Meadow SP BK 3/PG 341 Reconfig BK 197/PG 807
- Lot 4-Meadow SP BK 3/PG 341 Reconfig BK 197/PG 268, BK 197/PG 804
- All in Section 25 T3N, R7E

PARTIES

The parties hereto are owners of individual tracts of real property adjacent to CLEAR VIEW LANE, a private road, over which the parties maintain separate easements for the purpose of ingress and egress and public utilities from KANAKA CREEK ROAD. This 30-foot wide road easement is shown on lots 1 through 3 on the RIVER short plat, Lots 1 through 4 on the VIEW short plat, and lots 1 through 4 on the MEADOW short plat.

The parties listed below (by the Association lot numbers) agree to create a perpetual Roadway Association for maintenance, repair and improvement of Clear View Lane road and utilities easements.

1. Dan & Debra Mitchell
2. Kevin & Helen Sudbeck
3. Tom & Sofia Lannen
4. Mike & Jean Polansky
5. Larry & Kim Ostler
6. Dan & Debra Mitchell
7. Brett & Teresa Johnson
8. Joyce Meng
9. Steve Weiss & Linda Miller
10. Steve and Vanessa Allen
11. Carol Preban

ROADWAY ASSOCIATION

1. The members of this Roadway Association shall be the owners of the land within the real property as now owned and listed above. Said land for general purposes is located in the North ½ of the SE ¼ of Section 25, T3N, R7E, W.M. Skamania County, Washington.

2. Roadway maintenance, repair or improvement will be performed on any section of the road when a 2/3 majority of the voting members vote to do such improvement.

3. Each of the eleven parcels - (11) owners listed as Parties shall be entitled to one vote whenever any maintenance, repair or improvement is considered.

A. Voting rights of members who are delinquent in paying assessments shall be suspended until delinquent assessments have been paid.

B. Members of this association are assessed 1/11 of the cost of the repair, maintenance or improvement of Clear View Lane and easements. The cost for each member shall be determined by dividing the cost by the number of lots owned and accessed by Clear View Lane.

C. If the interest of one of the parties hereto is divided, sold, or otherwise appointed, the new owners of the divided property shall each be liable for their proportionate share of the above-described expenses.

D. The Roadway Association by majority vote may impose such sanctions it sees fit, including partial or total restriction of the right to use the said easement described above and the imposition of fines upon any member delinquent in paying assessments, or who so damages or misuses the easement as to diminish their intended use by the Association and its members. Any member of the Association who causes damage to the roadway, either directly, or indirectly due to services or activities instigated by such member, shall be financially liable to the Association for repairs to the roadway. Such repairs shall return the road to its original condition, and be approved and overseen by the Association. Repairs must begin no later than 60 days following occurrence of the damage and be completed within 30 days thereafter.

E. The Roadway Association by a vote of 2/3 may elect a President and Secretary who may collect such assessments as the Association has agreed upon and contract for the maintenance work to be done. The recipient of any maintenance, repair or improvement contracts must be a licensed bonded contractor registered in the State of Washington with proof of adequate insurance.

F. The Roadway Association can change or alter any section of the agreement when eight of the eleven members listed agree to do so.

DURATION AND EFFECT

1. These grants of easements and this agreement are covenants running with the land of the parties described herein and the easements affected and created, shall not be construed as given to exclude the grantors or others later granted similar rights, and the rights and obligations provided for herein shall inure to the benefit of, and be binding upon, their heirs, successors and assigns of the parties.

2. The covenants contained in this agreement shall run with the land, shall be binding on and inure to the benefit of all parties having or acquiring any right, title or interest in any tract or parcel of land within the real property that is accessed by the Road Easement described herein.

Grantees: Record of vote for the revision of Feb. 11, 2018

Clear View Lot # and Legal Description	For	Against	Name	Signature
1 Lot 1 River SP	✓		Dan & Debra Mitchell	<i>D Mitchell</i>
2 Lot 1 View SP	—		Keith & Helen Sudbeck	<i>ABSENT.</i>
3 Lot 2 View SP	✓		Tom & Sofia Lannen	<i>Sofia Lannen</i>
4 Lot 1 Meadow SP	✓		Mike & Jean Polansky	<i>Mike Polansky</i>
5 Lot 2 Meadow SP	✓		Larry and Kim Ostler	<i>L Ostler</i>
6 Lot 2 River SP	✓		Dan & Debra Mitchell	<i>D Mitchell</i>
7 Lot 3 River SP	✓		Brett & Teresa Johnson	<i>B Johnson</i>
8 Lot 3 View SP	✓		Joy (N. K) Meng	<i>By Proxy</i>
9 Lot 4 View SP	✓		Stephen Weiss Linda Miller	<i>Stephen Weiss</i>
10 Lot 3 Meadow SP	✓		Steve and Vanessa Allen	<i>Vanessa Allen</i>
11 Lot 4 Meadow	✓		Carol Preban	<i>Carol Preban</i>

The affirmative vote constitutes 10 of the 11 property owners. (8 required to pass).

The Motion is PASSED.