

2020-003279

11/23/2020 08:30 AM

**WHEN RECORDED RETURN TO:**

Arthur R. Malfait  
39336 NE Washougal River Road  
Washougal, WA 98671



**DOCUMENT TITLE(S)**

Amendment to Declaration of Restrictive Covenants for Hillsberry Road Subdivision

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

2020-002448

**GRANTOR(S):**

Arthur R. Malfait  
Teresa D. Palmer  
Roger M. Malfait

**GRANTEE(S):**

Amy L. Denman  
Rodney A Williams  
Christina R. Williams

**ABBREVIATED LEGAL DESCRIPTION:**

Lots 1- 5, Subdivision of HILLSBERRY ROAD SUBDIVISION

Full Legal on Page 6

**TAX PARCEL NUMBER(**

02053500100000, 02053500100200, 02053500100300, 02053500100400, 02053500100500

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. The fee for non-standard processing is \$50.00.

\_\_\_\_\_  
Signature of Requesting Party

**AMENDMENT TO  
DECLARATION OF RESTRICTIVE COVENANTS  
FOR HILLSBERRY ROAD SUBDIVISION**

**Effective Date:** 9-30-2020

**Declarant:** Arthur R. Malfait, Teresa D. Palmer and Roger M. Malfait  
Amy L. Denman, Owner of Lot 1  
Rodney A. Williams and Christina R. Williams, Owners of Lot 4

**Recitals:**

A. On or about September 15, 2020, the Declaration of Restrictive Covenants of Hillsberry Road Subdivision was recorded under Skamania County Auditor No. 2020-002448 ("CC&Rs) for the subject property set forth in Exhibit "A".

B. The Declarant desires to modify and amend the CC&Rs as set forth hereinbelow.

**NOW, THEREFORE,** in consideration of the Recitals set forth above, and other consideration the sufficiency of which is hereby acknowledged, it is provided:

Incorporation of Recitals. The Recitals hereinabove shall be incorporated by reference as though fully set forth herein.

Amended Article III, Section B. Minimum Square Footage. The minimum square footage for each single-family home on each Lot shall be one thousand one hundred (1,100) square feet, exclusive of porches, decks, garages and patios. Each home shall consist of at least two (2) bedrooms. All construction shall conform to current applicable building codes. No mobile or modular homes shall be allowed.

No Other Modifications. All remaining provisions of the CC&Rs shall remain in full force and effect except as specifically modified herein.

IN WITNESS WHEREOF, Declarant has executed this instrument on the date first written above.

  
ARTHUR R. MALFAIT

  
THERESA D. PALMER

  
ROGER M. MALFAIT

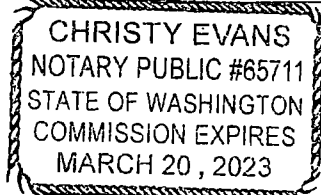
STATE OF WASHINGTON )


: ss.

County of Clark )

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

DATED: 9-30-2020



  
Notary Public for Washington  
Residing in Vancouver  
My Appointment Expires: 3-20-2023

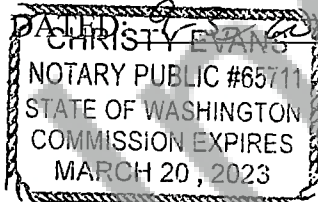
STATE OF WASHINGTON )


: ss.

County of Clark )

I certify that I know or have satisfactory evidence that THERESA D. PALMER signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 9-30-2020



  
Notary Public for Washington  
Residing in Vancouver  
My Appointment Expires: 3-20-2023

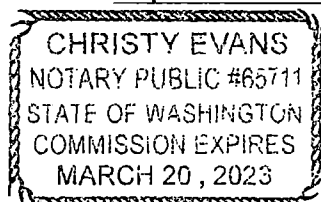
STATE OF WASHINGTON )

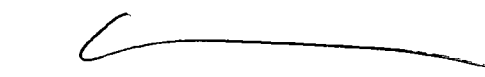
: ss.

County of Clark )

I certify that I know or have satisfactory evidence that ROGER M. MALFAIT signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 9-30-2020



  
Notary Public for Washington  
Residing in Vancouver  
My Appointment Expires: 3-20-2023

AMY L. DENMAN

STATE OF Oregon )

: SS.

County of Grant )

I certify that I know or have satisfactory evidence that AMY L. DENMAN signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 10/13/2020

Notary Public for Oregon

Residing in St John Day Glen County

My Appointment Expires: 5/6/2022



Rodney A. Williams  
RODNEY A. WILLIAMS

Christina R. Williams  
CHRISTINA R. WILLIAMS

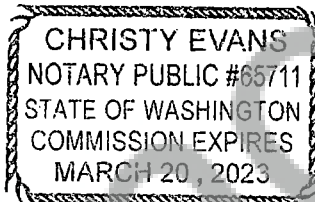
STATE OF WASHINGTON )

: ss.

County of Clark )

I certify that I know or have satisfactory evidence that RODNEY A. WILLIAMS and CHRISTINA R. WILLIAMS signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 9-3-2020



[Signature]  
Notary Public for Washington

Residing in Vancouver

My Appointment Expires: 3-2023

EXHIBIT "A"

**Parcel No. 02053500100000**

LOT 1 OF HILLSBERRY ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF,  
RECORDED UNDER AUDITOR'S FILE NO. 2020000931, RECORDS OF SKAMANIA COUNTY,  
WASHINGTON.

TOGETHER WITH ANY EASEMENTS OF RECORD.

**Parcel No. 02053500100200**

LOT 2 OF HILLSBERRY ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF,  
RECORDED UNDER AUDITOR'S FILE NO. 2020000931, RECORDS OF SKAMANIA COUNTY,  
WASHINGTON.

TOGETHER WITH ANY EASEMENTS OF RECORD.

**Parcel No. 02053500100300**

LOT 3 OF HILLSBERRY ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF,  
RECORDED UNDER AUDITOR'S FILE NO. 2020000931, RECORDS OF SKAMANIA COUNTY,  
WASHINGTON.

TOGETHER WITH ANY EASEMENTS OF RECORD.

**Parcel No. 02053500100400**

LOT 4 OF HILLSBERRY ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF,  
RECORDED UNDER AUDITOR'S FILE NO. 2020000931, RECORDS OF SKAMANIA COUNTY,  
WASHINGTON.

TOGETHER WITH ANY EASEMENTS OF RECORD.

**Parcel No. 02053500100500**

LOT 5 OF HILLSBERRY ROAD SUBDIVISION, ACCORDING TO THE PLAT THEREOF,  
RECORDED UNDER AUDITOR'S FILE NO. 2020000931, RECORDS OF SKAMANIA COUNTY,  
WASHINGTON.

TOGETHER WITH ANY EASEMENTS OF RECORD.