



WHEN RECORDED RETURN TO:

Humaira Falkenberg
PO Box 648
Ilwaco, WA
98624

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in) C C R

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):

1. Humaira Falkenberg 2. _____
3. _____ 4. _____

☐ Additional names on page ____ of document.

GRANTEE(S):

1. Humaira Falkenberg 2. City of Steunson
3. _____ 4. _____

☐ Additional names on page ____ of document.

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

☐ Complete legal on page ____ of document.

Assessor's Property Tax Parcel #

03073644159000 (S)

☐ 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.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Grantor(s) Humaira Falkenberg

Grantee(s) City of Stevenson, a Washington Municipal Corporation

Mailing Address: PO Box 648 Ilwaco, WA 98624

Additional Grantor(s) on page(s)

Additional Grantee(s) on page(s)

Abbreviated Legal:

Additional Legal on page(s)

Assessor's Tax Parcel No:

THIS DECLARATION made and entered into this Sept day of 1, 2022.

COVENANTS FOR ROAD MAINTENANCE

WHEREAS, Humaira Falkenberg is the owner of the following described Real Estate in The City of Stevenson, Skamania County, State of Washington, recorded as parcel _____ of Auditors File Number _____ and also known as TAX PARCEL NUMBER _____;

WHEREAS, it is their intention and desire to short plat said property into two (2) Lots, known as Short Plat Haakon's Vision;

WHEREAS, there is a private road shown on said plat named Haakon's Vision described with an easement for the purposes of Ingress, Egress and Utilities;

WHEREAS, it is necessary and desirable that future lot owners be subject to a binding covenant as to the maintenance, repairs, and additional construction involving said road,

NOW THEREFORE, the undersigned hereby declares that the subject property described above, including any improvements constructed or to be constructed thereon, is to be subject to the provisions of this declaration and to be held, sold, transferred, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to the following covenants, conditions and restrictions set forth below which shall be binding upon all persons having right, title and interest in all or any portion of the subject lots now, or hereafter, their respective heirs, legal representatives, successors in title, and assigns and shall inure to the benefit of each and every owner of all or any portion of the subject lots.

NOW, it is hereby declared that the owner and their assignees, as well as any owners of subsequent divisions that utilize said private road, or of a lot within the parcel described above shall share on an equal basis the expense and responsibility for the maintenance, repairs and additional construction of said existing road above referenced. It is further stated that maintenance shall include, but not be limited to, the removal of snow and other hazards or obstruction as well as graveling. IT IS FURTHER STATED, THAT THE ROAD SERVICING SAID PROPERTY IS NOT A CITY STREET AND THAT THE CITY OF STEVENSON, STATE OF WASHINGTON, HAS NO RESPONSIBILITY OR OBLIGATION AS TO THE MAINTENANCE, CONSTRUCTION OR REPAIR OF SAID ROAD.

IT IS FURTHER DECLARED THAT THIS PRIVATE ROAD MAINTENANCE AGREEMENT SHALL INCLUDE:

- a. No future land divisions which will increase the number of lots served by the above private road above the limits established by the City. Alternatively, should an owner of above Short Plat lots, wish to preserve the lot owners' ability to re-divide the short plat lots, then as a condition of approval of an application for any lot division said owner covenants and agrees to dedicate right-of-way and pay for improvements to satisfy the Stevenson Engineering Standards.
- b. All Land owners served by above said private road covenant and agree to dedicate adequate right-of-way and pay for Improvements to satisfy the Stevenson Engineering Standards, should the adjacent property to the east increase the number of lots served by said private road.
- c. Amendments are prohibited to the forgoing clauses without first obtaining approval for such an amendment from the City of Stevenson by signature on the filed amendments.
- d. Choice of Laws/Venue. This Agreement shall be construed in accordance with the laws of the State of Washington. Venue for any dispute shall be in Superior Court of Skamania County, Washington.
- e. Attorneys Fees. If any dispute shall arise with regard to the terms contained in these CC&Rs the prevailing party shall be entitled to their reasonable attorneys fees, including any fees on appeal.

Dated 9/11/, 2022

Humaira Falkenberg

STATE OF WASHINGTON

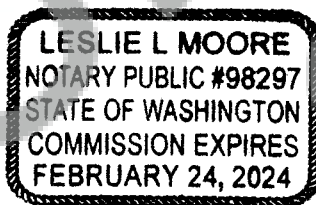
SS

COUNTY OF

On this day personally appeared before me: Humaira Falkenberg

To me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that Humaira Falkenberg signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of September, 2022



Leslie L Moore
Notary Public in and for the State of
Washington, residing at: Carson