



AFTER RECORDING RETURN TO:

Kelly Murphy

1315 SE 116th Ct.

Vancouver, WA 98683

Document Title: Tenants in Common Agreement – Infrastructure Lot 4S

Reference Documents: Skamania County Recorded Document No. 2024-001719

Grantor: The Owners of Lots adjacent to Parcel No. 03100200150000:
Rodney Ford Mastick, Charles Paul Gillingham, Elidh Margaret MacLean,
Alexis Ann Koenings, Nicholas Brokenshire, Alice Brokenshire, Kelly Jo
Murphy, Gregory S. Ellsworth, Scott P Wright and Martha W Wright
(Trustees of the Wright Living Trust), Timothy D. Carp, Sally J. Carp, and
Jeffry R. James (Trustee of the James Living Trust).

Grantee: The Joint Owners of Parcel No. 03100200150000:
Rodney Ford Mastick, Charles Paul Gillingham, Elidh Margaret MacLean,
Alexis Ann Koenings, Nicholas Brokenshire, Alice Brokenshire, Kelly Jo
Murphy, Gregory S. Ellsworth, Scott P Wright and Martha W Wright
(Trustees of the Wright Living Trust), Timothy D. Carp, Sally J. Carp, and
Jeffry R. James (Trustee of the James Living Trust).

Abbreviated Legal: A tract of land located in a portion of the Northwest Quarter of the
Northwest Quarter of Section 2, Township 3 North, Range 10 East of the
Willamette Meridian, Skamania County, Washington State.

Legal Description: See Attached Exhibit A

Assessor's Parcel No(s): Skamania County: 03100200150000, 03100200140500,
03100200140600, 03100200146000, 03100200140700,
03100200140900,
Klickitat County: 04103500009100, 04103500009200,
04103500009300

Tenants in Common Agreement Infrastructure Lot 4S

This Infrastructure Lot 4S (Lot 4S) Tenants in Common Agreement (this "Agreement") dated October 1, 2025, is entered into between the owners of the adjacent residential lots (as identified in the recitals) for the purpose of establishing responsibilities for the care, operations, maintenance and improvements of the infrastructure located on or near Lot 4S and for the care and maintenance of the lot itself.

Recitals

- Implementation of this agreement satisfies the requirements specified in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for the Community Association of the Lower White Salmon River (CALWSR): Skamania County Recorded Document No. 2024-001719
- Lot 4S (Skamania Parcel No. 03100200150000) is jointly owned as Tenants in Common by the owners of the following adjacent residential lots:
 - Lot 1 (Klickitat Parcel No. 04103500009100)
 - Lot 2 (Klickitat Parcel No. 04103500009200)
 - Lot 3 (Klickitat Parcel No. 04103500009300)
 - Lot 5 (Skamania Parcel No. 03100200140500)
 - Lot 6 (Skamania Parcel No. 03100200140600)
 - Lot 6A (Skamania Parcel No. 03100200146000)
 - Lot 7 (Skamania Parcel No. 03100200140700)
 - Lot 9 (Skamania Parcel No. 03100200140900)
- Each of the joint owners owns a 1/8th undivided interest in Lot 4S as specified in the recorded deed for each of the eight adjacent residential lots.
- Mechanisms are in place for the Skamania County Assessor to assess and collect Property Taxes associated with Lot 4S from each of the joint owners (1/8th share each).

- The following infrastructure items are located on Lot 4S:

Infrastructure Item	Benefited Lot(s)
Access Road (Big Buck Creek Road)	1, 2, 3, 5, 6, 6A, 7 & 9
Two Domestic Water Wells, Well House and Piping	1, 2, 3, 5, 6, 6A & 7
Lot 5 Septic Dry Wells and Piping	5
Lot 6 Septic Drain Field and Piping	6
Lot 9 Septic Drain Field and Piping	9

- The domestic water wells, well house and associated piping are operated and maintained via Class B well permits and separate maintenance agreements. The operation and maintenance of the water system is not addressed in this agreement and is only listed above for completeness regarding the total infrastructure located on Lot 4S.
- In addition to the above infrastructure, a driveway located on Lots 6A, 7 and 9 is included in this agreement. It is not located on Lot 4S, but maintenance of this driveway has been incorporated into this agreement for consistency and compliance with the CC&Rs.

Agreement

The joint owners of Lot 4S agree to the following:

1. Shared Access Roads and Driveways

- The CC&Rs identify the following shared access roads and driveways located on or near Lot 4S that require maintenance agreements:

Shared Access Road / Driveway	Lots Sharing
Big Buck Creek Road from Anderson Road to the County Line	1, 2, 3, 5, 6, 6A, 7 & 9
Shared driveway from Big Buck Creek Road to Lot 9	6A, 7 & 9

- For the purposes of this agreement, Big Buck Creek Road is divided into two segments. The segment from the intersection with Anderson Road through the neighborhood entrance gate is shared by all eight lots. The segment from the neighborhood entrance gate to the County Line is shared by Lots 1, 2, 3, 5 & 6.

- c. Based on the above, the shared responsibilities for care, operations, maintenance and any necessary improvements to shared roadways are allocated as follows:

Shared Access Road / Driveway	Lots Sharing
Big Buck Creek Road from the intersection with Anderson Road through the neighborhood entrance gate	1, 2, 3, 5, 6, 6A, 7 & 9
Big Buck Creek Road from the neighborhood entrance gate to the County Line	1, 2, 3, 5 & 6
Shared driveway from Big Buck Creek Road to Lot 9	6A, 7 & 9

- d. All costs associated with care, operations, maintenance or improvements of a shared roadway segment will be shared equally between the owners of the lots that share the roadway segment.
- e. Prior to incurring any expenditures for care, operations, maintenance or improvements of a shared roadway segment, concurrence for sharing the estimated costs must be obtained in writing from all owners of the lots that share the roadway segment. Failure to obtain advance concurrence could result in an inability to obtain reimbursement from non-concurring lot owners.
- f. In emergency situations, any lot owner is authorized to implement minimal necessary actions to mitigate the emergency without preauthorization, and the lot owners that share the impacted roadway segment agree to reimburse the owner(s) taking action for any incurred costs. These costs will be divided equally between the owners of the lots that share the impacted roadway segment.

2. Septic Systems

- a. There are three private septic drain fields or dry wells located on Lot 4S that benefit individual lots.
- b. Lot owners who utilize these drain fields or dry wells are responsible to maintain their individual septic systems in good working order.
- c. If a septic system fails to safely and effectively manage waste water, the owner of the benefited lot will implement any and all necessary actions to remedy the situation in a manner that adequately mitigates environmental and public health impacts.
- d. If a failed system cannot be modified or repaired to provide a safe and healthy environment, the owner of the benefited lot will install a replacement system at the owner's expense. It is preferred that the replacement system be installed on the benefited lot. If this is not technically or regulatorily feasible, then that owner must obtain approval of an acceptable location on Lot 4S from a majority of the joint

owners of Lot 4S.

3. Infrastructure Lot Property

- a. Lot 4S must be maintained in a manner that allows for unencumbered access to and maintenance of the onsite infrastructure.
- b. Vegetation on Lot 4S must be maintained in a manner that mitigates potential wildfire hazards to the extent practicable. This includes trimming brush and removing dead trees.
- c. All costs associated with Lot 4S maintenance will be shared equally between the joint owners of Lot 4S.
- d. Prior to incurring any expenditures for Lot 4S maintenance, concurrence for sharing the estimated costs must be obtained in writing from all of the joint owners. Failure to obtain advance concurrence could result in an inability to obtain reimbursement from non-concurring joint owners.
- e. In emergency situations, any joint owner is authorized to implement minimal necessary actions to mitigate the emergency without preauthorization, and the joint owners of Lot 4S agree to reimburse the owner(s) taking action for any incurred costs. These costs will be divided equally between the joint owners of Lot 4S.

4. Remedies

The above agreement is being executed by the undersigned members of CALWSR to satisfy a requirement of the CC&Rs. When recorded, this agreement becomes an integral part of the CC&Rs. If any party fails to comply with this agreement, the impacted parties can seek remedies in accordance with the terms and conditions of the CC&Rs and the CALWSR Bylaws.

5. Binding Effect

This agreement runs with the land and is binding on the undersigned parcel owners. Should any of the parcels subject to this agreement be transferred or sold in the future, the new owner will be obligated to become a signatory to this agreement as a condition of parcel ownership.

IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THIS AGREEMENT TO BE EXECUTED AS OF THE EFFECTIVE DATE FIRST WRITTEN ABOVE.

Document Title: **Tenants in Common Agreement-Infrastructure Lot 4S**

Lot 1, Klickitat Parcel Number: 04103500009100

Rodney Ford Mastick
Rodney Ford ~~Mastick~~ Mastick ^{FM.}

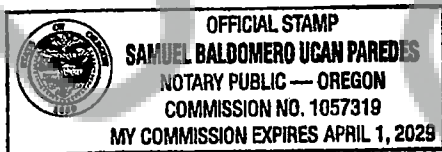
Date: October 2, 2014

State of Oregon

County of Hood River

On 10/2/25 (date) before me, the undersigned, personally appeared OR proved to me on the bases of satisfactory evidence to be the person(s) whose Names is/~~are~~ subscribed to the within **Tenants in Common Agreement-Infrastructure Lot 4S** instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Samuel Baldomero Ucan Paredes
Print Name


Notary Public in and for the State of

Oregon, residing at
Hood River

My commission expires: April 1st, 2029

Document Title: **Tenants in Common Agreement-Infrastructure Lot 4S**

Lot CABIN SITE 3/LOT 2, Klickitat Parcel Number: 04-10-3500-0092/00



Charles Paul Gillingham, Owner

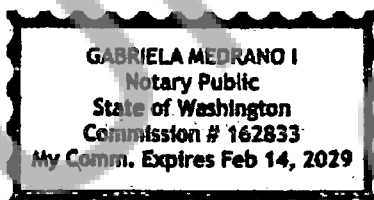
Date: 10/27/2025

State of Washington

County of Klickitat

On 10/27/2025 (date) before me, the undersigned, personally appeared OR proved to me on the bases of satisfactory evidence to be the person(s) whose Names is are subscribed to the within **Tenants in Common Agreement-Infrastructure Lot 4S** instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/theirs signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Gabriela Medrano I.

Print Name

Notary Public in and for the State of WA

White Salmon, WA, residing at

My commission expires: Feb. 14, 2029

Document Title: **Tenants in Common Agreement-Infrastructure Lot 4S**

Lot CABIN SITE 3/LOT 2, Klickitat Parcel Number: 04-10-3500-0092/00



Eilidh Margaret MacLean, Owner

Date: 10/27/2025

State of Washington

County of Klickitat

On Oct 28, 2025 (date) before me, the undersigned, personally appeared OR proved to me on the bases of satisfactory evidence to be the person(s) whose Names is are subscribed to the within **Tenants in Common Agreement-Infrastructure Lot 4S** instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

<p>Witness my hand and official seal.</p> <div data-bbox="305 1308 678 1515"><p>NANCY RAMIREZ Notary Public State of Washington Commission # 23013480 My Comm. Expires May 21, 2027</p></div>	<p><u>Nancy Ramirez</u> <u>Nancy Ramirez</u> Print Name</p> <p>Notary Public in and for the State of <u>Washington</u>, residing at <u>White Salmon</u></p> <p>My commission expires: <u>May 21, 2027</u></p>
---	---

Document Title: **Tenants in Common Agreement-Infrastructure Lot 4S**

Lot 3, Klickitat Parcel Number: 04103500009300

Alexis Koenings

Alexis Ann Koenings, Owner

^{12 AK}
Date: 12/11/2025

State of Washington

County of Klickitat

On 12/12/2025 (date) before me, the undersigned, personally appeared OR proved to me on the bases of satisfactory evidence to be the person(s) whose Names is/are subscribed to the within **Tenants in Common Agreement-Infrastructure Lot 4S** instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/theirs signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

NOTARY PUBLIC
STATE OF WASHINGTON
MATT STONEBERG
MY COMMISSION EXPIRES
MARCH 14, 2026
COMMISSION # 22011532

Matt Stoneberg

Matt Stoneberg
Print Name

Notary Public in and for the State of

Washington, residing at
White Salmon.

My commission expires: 3/14/2026

Document Title: **Tenants in Common Agreement-Infrastructure Lot 4S**

Lot 5, Klickitat Parcel Number: 03100200140500

NB Brokenshire

Nicholas Brokenshire, Owner

Alice Brokenshire

Alice Brokenshire, Owner

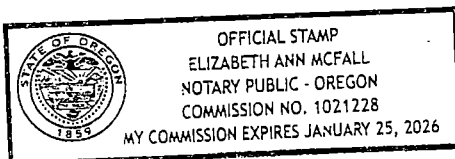
Date:

State of

County of

On 10/17/25 (date) before me, the undersigned, personally appeared OR proved to me on the bases of satisfactory evidence to be the person(s) whose Names is/are subscribed to the within **Tenants in Common Agreement-Infrastructure Lot 4S** instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/theirs signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Elizabeth Ann McFall

Elizabeth Ann McFall

Print Name

Notary Public in and for the State of

Oregon, residing at

US Bank The Dalles

My commission expires: January 25 2026

Document Title: **Tenants in Common Agreement-Infrastructure Lot 4S**

Lot 6, Skamania Parcel Number: 03100200140600

Kelly Jo Murphy
Kelly Jo Murphy, JTWS ET AL

Gregory S. Ellsworth
Gregory S. Ellsworth, JTWS ET AL

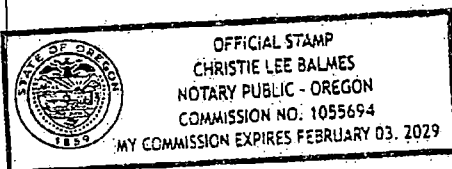
Date: October 15, 2025

State of Oregon

County of Washington

On 10/15/25 (date) before me, the undersigned, personally appeared OR proved to me on the bases of satisfactory evidence to be the person(s) whose Names is/are subscribed to the within **Tenants in Common Agreement-Infrastructure Lot 4S** instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/theirs signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



CHRISTIE L. BALMES

Print Name

Notary Public in and for the State of

OREGON, residing at
PORTLAND, OREGON

My commission expires: 2/3/29

Tenants in Common Agreement-Infrastructure Lot 4S

Lot 6A, Parcel # 03100200146000 and PTN of 03100200150000
Skamania County, WA 98648
PTN NE 1/4, SEC 2, T3N, R10EW

Wright Living Trust, dated January 30, 2017, OWNER
Scott P. Wright and Martha W. Wright, Trustees

Date: October 3, 2025

State of Louisiana

County of: Orleans Paris

On OCTOBER 3, 2025 before me, the undersigned, personally appeared OR proved to me on the bases of satisfactory evidence to be the person(s) whose Names is/are subscribed to the within **Tenants in Common Agreement-Infrastructure Lot 4S** instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/theirs signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Martha W Wright

Martha W Wright

Print Name

Notary Public in and for the State of

LOUISIANA, residing at

201 St Charles Ave, Suite 114, New Orleans LA 70170

My commission expires: Oct 6

Andrew L. Kramer

ANDREW L. KRAMER

NOTARY PUBLIC

STATE OF LOUISIANA

My Commission is issued for Life

LA Bar #23817

Notary Public ID #52800

Notary Page Instructions and Example

Document Title: **Tenants in Common Agreement-Infrastructure Lot 4S**

Lot 7, Klickitat Parcel Number 03100200140700:

Timothy D. Carp

Timothy D. Carp, Owner

Sally J. Carp

Sally J. Carp, Owner

Date: 10/4/2025

State of Oregon

County of Multnomah

On 10/4/2025 (date) before me, the undersigned, personally appeared OR proved to me on the bases of satisfactory evidence to be the person(s) whose Names is/are subscribed to the within **Tenants in Common Agreement-Infrastructure Lot 4S** instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



OFFICIAL STAMP
NANCY MANDUJANO
NOTARY PUBLIC-OREGON
COMMISSION NO. 1047792
MY COMMISSION EXPIRES APRIL 24, 2028

Nancy Mandujano

Print Name

Notary Public in and for the State of

Oregon, residing at

Washington County

My commission expires: 04/24/2028

Document Title: **Tenants in Common Agreement-Infrastructure Lot 4S**

Lot 9, Skamania Parcel Number: 03100200140900



Jeffrey R. James, Trustee of the James Living Trust, Dated December 15, 2014

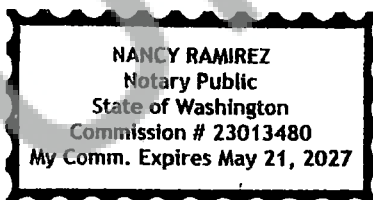
Date: October 1, 2014

State of Washington

County of Klickitat

On Oct 1st, 2025 (date) before me, the undersigned, personally appeared OR proved to me on the bases of satisfactory evidence to be the person(s) whose Names is are subscribed to the within **Tenants in Common Agreement-Infrastructure Lot 4S** instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/theirs signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Nancy Ramirez
Nancy Ramirez
Print Name

Notary Public in and for the State of

Washington, residing at

White Salmon.

My commission expires: May 21, 2027

Exhibit A

Legal Description and Depiction of the Property

INFRASTRUCTURE LOT 4S

Parcel No. 03100200150000

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 89°33'29" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 150.65 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 89°33'29" EAST, CONTINUING ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 489.37 FEET TO A POINT;

THENCE SOUTH 23°18'33" WEST, 39.61 FEET TO A POINT;

THENCE SOUTH 59°26'03" WEST, 22.18 FEET TO A POINT;

THENCE SOUTH 55°34'15" WEST, 34.70 FEET TO A POINT;

THENCE SOUTH 62°41'10" WEST, 41.21 FEET TO A POINT;

THENCE SOUTH 54°41'23" WEST, 39.36 FEET TO A POINT;

THENCE NORTH 26°31'53" WEST, 50.00 FEET TO A POINT;

THENCE SOUTH 63°28'07" WEST, 14.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 70.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'14" AN ARC DISTANCE OF 48.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 77°08'39" WEST, 156.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 170.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $6^{\circ}46'10''$
AN ARC DISTANCE OF 20.09 FEET TO A POINT OF TANGENCY;

THENCE NORTH $70^{\circ}22'29''$ WEST, 81.56 FEET TO THE BEGINNING OF A CURVE
CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 170.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
 $9^{\circ}49'18''$ AN ARC DISTANCE OF 29.14 FEET TO THE POINT OF BEGINNING OF THIS
DESCRIPTION.

CONTAINING 27,438.54 SQUARE FEET, MORE OR LESS

**THIS INFRASTRUCTURE LOT IS SHARED BY THE OWNERS OF CABINS 2, 3, AND
4 in KLUCKITAT COUNTY (WHICH MAY ALSO BE REFERRED TO AS LOTS 1, 2 AND
3) AND CABINS/LOTS 5, 6, 6A, 7 AND 9 in SKAMANIA COUNTY.**

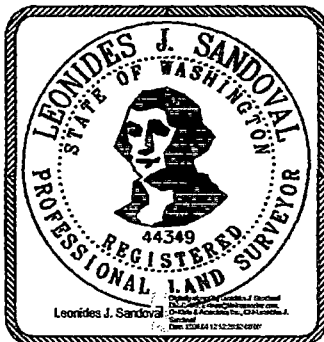
LOT 4S

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S23°18'33"W	39.61
L2	S59°26'03"W	22.18
L3	S55°34'15"W	34.70
L4	S62°41'10"W	41.21
L5	S54°41'23"W	39.36
L6	N26°31'53"W	50.00
L7	S63°28'07"W	14.24
L8	N70°22'29"W	81.56

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.12'	70.00'	39°23'14"	S83°09'44"W	47.18'
C2	20.09'	170.00'	6°46'10"	N73°45'34"W	20.07'
C3	29.14'	170.00'	9°49'18"	N65°27'50"W	29.11'



2 OF 3

**NORTHWEST LAKE LOT 4S
LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 2, T.3N, R.10E., W.M.,
SKAMANIA COUNTY, WA**



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 230318
FILE No: 230418-BLA.DWG
FILE PATH:
REVISION:
LAYOUT: 8.5X11
SURVEYED: JS
DESIGN: --
DRAFT: LJS
APPROVE: LS
DATE: 06/22/23
SHEET: 1 OF 2 SHEETS