A portion of the Plat of Harbor Uplands, San Juan County, Washington
On behalf of OPAL Community Land Trust, Leaseholders of Lots B,D,E,F,G,I, and fee simple owners of Lot A/C (parcel #2607252009)

Grantor/Grantee:
Current and future owners of property in Lahari Ridge, Lots A/C, B, D, E, F, G and I of the Plat of Harbor Uplands and all Common Areas appurtenant thereto.

Current owners:
1. OPAL (Of People and Land) Community Land Trust;
2. Pam and Craig Carpenter
3. Donald and Terri Murray
4. Ina Drosu
5. Michele and Richard Rodriguez
6. Erica Ekrem and James Ferraris
7. Alexander Lambourne and Maria Perepletchikova
8. Sandra Burt

Real Property Affected:
Lots A/C, B, D, E, F, G and I of the Plat of Harbor Uplands, Altered and all Common Areas appurtenant thereto.
Covenants, Conditions, and Restrictions for
LAHARI RIDGE

A portion of the Plat of Harbor Uplands, San Juan County, Washington
On behalf of OPAL Community Land Trust, Lahari Ridge Leaseholders and Owners

1. INTRODUCTION

A. The Lahari Ridge Association is formed to provide for the maintenance of property and assets owned in common by its Members.

B. OPAL Community Land Trust (OPAL CLT) is a non-profit corporation organized for charitable purposes including, but not limited to, the development and preservation of decent, affordable housing and homeownership opportunities for low- and moderate-income people in San Juan County, Washington. The legal documents from which OPAL CLT derives its existence and manages its affairs are the OPAL CLT bylaws, OPAL CLT Articles of Incorporation, and the Ground Lease and Covenants, Conditions, and Restrictions (CC&Rs) that apply to each OPAL CLT leasehold property.

C. OPAL CLT owns six of the parcels that are part of Lahari Ridge and leases these parcels to Homeowners who own their homes on these leasehold parcels. The OPAL CLT ground lease requires each Homeowner to abide by these CC&Rs and conveys to OPAL CLT the right to enforce these CC&Rs.

D. All the parties to these CC&Rs have agreed to abide by these CC&Rs, and they are therefore adopted and in effect as of the date of filing with the San Juan County Auditor’s office.

2. DEFINITIONS

Additions: Those structures whose construction requires a building permit from San Juan County.

Ancillary structures: Those structures whose construction does not require a building permit from San Juan County.

Board: The Board of Trustees of OPAL CLT.

Common Area: Lahari Ridge entrances, roads, driveways, parking lots, pedestrian trails, drainage field, detention basins, vegetative buffers and inter-lot areas, the community garden, and any other improvements such as fences, sheds, or other buildings held for common use by Members.
Consensus or Consensual Agreement: Shall be the process defined in Appendix A.

Homeowner: The individual or individuals who are the fee simple owners of lot A/C or who lease any of the lots B, D, E, F, G, and I within amended Harbor Uplands Subdivision in Govt Lot 7, Sec 6 & Govt Lot 1 Sec 7 Twp 36N RGE 2W of W.M. Orcas Island. Lot A/C is part of the Lahari Ridge Association.

Lahari Ridge Community: all occupants of the properties in Lahari Ridge.

Lahari Ridge: Lots A/C, B, D, E, F, G and I of the Plat of Harbor Uplands and all Common Areas appurtenant thereto. At the time of adoption of these CC&Rs, lot A/C is privately owned, and lots B, D, E, F, I, and G are owned by OPAL CLT and leased to Homeowners.

Leasehold: A platted residential lot in Lahari Ridge owned by OPAL CLT and Leased to a Homeowner, including its parking spaces.

Lahari Ridge Member: A single representative of every legal parcel in Lahari Ridge. Each of the seven Members has one vote. OPAL CLT, as the owner of six of the lots, appoints the Homeowners of each lot as its representative Member for that lot. Should a lot be vacant, OPAL CLT shall be the representative for that Member.

OPAL CLT: “Of People And Land” Community Land Trust, a Washington State nonprofit corporation that is the owner and Lessor of the six lots B, D, E, F, G and I.

Quorum: The minimum number of members of a deliberative body necessary to conduct the business of the group.

Proxy: A Member authorized by another Member to represent him or her on a specific issue. A Member may not have a blanket proxy to speak for another Member on all issues.

Resident: Any person living in a Lahari Ridge household.

3. MUTUAL AGREEMENTS

A. HOMEOWNERS agree, as a condition of living at Lahari Ridge, to:

1) Abide by and enforce the Lahari Ridge CC&Rs.

2) Take individual responsibility for, and join in the creation of a mutually supportive and respectful Lahari Ridge Community.

3) Preserve and protect the property value and ecological health of Lahari Ridge through the enforcement of these CC&Rs.

4) Participate in the discussions and decision-making processes regarding Lahari Ridge community affairs by scheduling and attending Lahari Ridge community meetings, or through an alternative arrangement with con-
cerned parties. Each Homeowner is to have at least one representative present at Lahari Ridge community meetings.

5) Designate a treasurer to authorize Lahari Ridge expenditures through OPAL CLT.

6) Contribute to the cost of maintenance through the payment of a monthly or annual fee for the Lahari Ridge common areas, the Class B Water System, Potlatch Drive, and the Lahari Ridge Extension to Potlatch Drive.

B. OPAL CLT agrees to:

1) Manage and maintain funds, paid for by a portion of the lease fee or a separate fee for the non-Leasehold lots, for the maintenance, repair, and improvement of Common Areas in Lahari Ridge, including roads and pedestrian trails, vegetative and landscape buffers, the water system, drain fields, and community buildings; and also for occasional major maintenance and repair of utilities, storm drainage, or storm damage.

2) Provide adequate liability insurance for the land owned by OPAL CLT.

3) Preserve and protect the property value and ecological health of Lahari Ridge.

4) Help resolve possible conflicts involving Homeowners pertaining to their Leasehold in a manner that is consistent with the OPAL CLT bylaws if the conflicts cannot be otherwise resolved within the Lahari Ridge Community.

4. MEETINGS, CHANGES, DISPUTE RESOLUTION AND COMMUNITY REVIEW

A. Meetings

1) Lahari Ridge Community meetings will be held annually, or as needed, and all Lahari Ridge Members will be invited to attend and bring any issues of concern regarding Lahari Ridge to the entire group.

2) The Member calling the meeting shall provide a minimum of seven days' notice to all Members for all meetings.

3) Each notice shall include an agenda listing any issues that will be discussed, and shall include time to bring forward any new issues of concern.

4) A quorum of 50% or more homeowners is required to be present to conduct business or make decisions that are binding on the Lahari Ridge Members.

5) Any issue may be discussed at any meeting, but decisions may only be made if a quorum is present.
6) Decision-making will be governed by the process of consensus, as defined and outlined in Appendix A.

7) A vote may only be conducted on issues that are on the pre-published agenda and only if a quorum is present. In addition, a vote may only be conducted on a new issue if all members are present.

8) Proxies may only be used to vote on specific issues that are on the pre-published agenda. Proxies may not be used to vote on new issues that are not pre-published. A proxy may not be used to constitute a quorum.

9) Written records will be kept of all Community Meetings, and a copy forwarded to the OPAL Office.

B. Changes to these CC&Rs

1) Upon a Member’s request for an exemption from or a change to the CC&Rs, the Member requesting the exemption or change shall submit a written proposal to all Members.

2) The written proposal shall be mailed or hand delivered to all Members along with an announcement of a meeting time, date and place a minimum of 14 days prior to said meeting.

3) In order to consider the proposed change, three-quarters of all Members shall be represented in person, through proxy, or in writing at the prescribed meeting.

4) At the meeting the proposal shall be discussed and approved or disapproved by consensual agreement.

5) A second meeting shall be held not sooner than 14 days nor longer than 30 days after the first meeting, during which the proposed change may be formally adopted, if approved by consensual agreement of all Members.

6) All changes and exceptions to these CC&Rs must be approved by the OPAL Board once they have been approved by the Members, and before they are recorded with San Juan County.

C. Community Review

1) Community Review is the process by which issues are discussed and resolved within the Lahari Ridge community. When these CC&Rs call for Community Review then the issue must be addressed in accordance with this process.

2) The Community Review process:
   a. At a meeting called in accordance with these CC&Rs, the Members will attempt to quickly answer any questions that individuals have about properly complying with the CC&Rs. For instance, a resident
who wants to build a shed might have questions about where it can be placed and how it must be constructed.

b. Members will reach a decision through consensus.

c. Any Member who has a concern about another Member's possible violation of the CC&Rs should follow the process outlined in Enforcement.

d. Written records will be kept of all Member meetings and actions and of all communications between the Members concerning the matter at hand.

D. Dispute Resolution and Enforcement

1) The considerate and appropriate way to deal with a desire to change these CC&Rs, to request an exemption from a provision of these CC&Rs or to gain approval in order to comply with these CC&Rs is discussed above, in Changes to CC&Rs and Community Review.

2) Lahari Ridge Members understand that any continuing, unresolved violation of these CC&Rs can detrimentally affect other Members. In the event of persistent noncompliance, the following steps will be taken.

a. The affected Members will make reasonable attempts to resolve differences amicably amongst themselves. No individual Member, however, may grant exemption from the CC&Rs to any other Member in lieu of the process outlined above.

b. If individual resolution fails, the issue will be subjected to Community Review to achieve consensus, and either compliance with or a change to the CC&Rs.

c. If the decision is to enforce compliance with the CC&Rs, a Member will be appointed to deliver written notice and warning to the Member who is in violation. Such written notice shall clearly state the background and analysis of the decision made at the Meeting where the issue was discussed, and shall further state the corrective actions, consequences for failure to comply, possible fines and timeline to be followed by the Member who is out of compliance.

d. If non-compliance continues beyond the timeline outlined in the written notice, the appointed Member will issue the offending Member a second notice which will be a fine of $50. The third notice will be a fine of $250. The fourth notice will be a fine of $500.

e. All fines will be due within 30 days of written notice and can be paid with the Homeowners fee.

f. Paid fines will go into the Lahari Ridge Maintenance Fund managed by OPAL CLT, and the costs for dispute resolution and enforcement shall likewise be paid from the fund.
g. Copies of all notices shall be given to OPAL CLT, which will, in case of continuing non-compliance and non-payment, add the amount of the fines to the Homeowner’s lease fee.

h. In the worst case, non-compliance may result in compounding of fees, a lien on the homeowner’s property, or, in the case of OPAL leaseholders, revocation of their Ground Lease.

3) When the above process fails to resolve a conflict and/or does not result in satisfactory compliance with these CC&Rs, then the Members may bring the matter to the OPAL Board.

5. LAHARI RIDGE RESTRICTIONS
APPLICABLE TO ALL HOMEOWNERS UNLESS OTHERWISE NOTED

A. Pet Regulations - Concerning issues of noise, organic matter, possible conflict with people or other animals, and wildlife preservation:

1) FOR OPAL LEASEHOLDERS: There is a limit of one dog per household except that dogs owned by new Leaseholders will be grandfathered into the neighborhood. Once deceased, they may not be replaced beyond the one dog limit without consensual community approval.

2) FOR OPAL LEASEHOLDERS: All outdoor animals must be approved by Member consensus.

3) Lot A/C is exempt from required approval of outdoor animals provided animals are kept in appropriate enclosures within lot boundaries, and do not in any direct way affect view or environment of immediate neighbors.

4) All dogs shall be well cared for and kept in enclosed areas (including invisible fences) or be under leash or voice control at all times.

5) Dogs and cats shall have necessary inoculations, and be spayed or neutered, with the possible exception of registered show animals and breeders.

6) Dog businesses on the premises are prohibited.

7) Homeowners and their guests are responsible for any damage their pets cause to other Members’ property, person, or pets, and will take action to resolve the issue. This includes cleaning up after their pets.

8) A maximum of two cats per household is permitted in Lahari Ridge. The only exception is kittens born on-site, which may remain on the premises until they are up to 8 weeks old.

9) In all cases, the association shall allow animals in accordance with ADA regulations.
B. Vehicle Regulations

1) Vehicles must be licensed and in operating condition unless prior consensual community permission is granted. Abandoned vehicles are not allowed.

2) Vehicle owners must be conscientious regarding their vehicle's noise and exhaust fumes.

3) Cars should not exceed 5mph in driveways and parking lots.

4) FOR OPAL LEASEHOLDERS: Leaseholders are responsible for the care and maintenance of parking spaces belonging to their individual Leasehold. No Member or visitor shall park in any other's assigned space without previous arrangement or permission.

5) FOR OPAL LEASEHOLDERS: Without prior consensual community approval, the parking of boats longer than 16ft in length, trailers, campers, and RV's is prohibited in Lahari Ridge. Kayaks, canoes, rowboats, and sailboats (dinghies) shall be stored out of sight as much as reasonably possible.

C. Noise Control – Out of consideration for the privacy, well-being, and convenience of one's neighbors, no Member shall allow extreme or repetitive noises that are disturbing to others to be made on the premises by Members, guests, or pets.

1) Unless there is a different prior agreement among affected Members, work in the nature of construction, repair, or landscaping that is accompanied by noise audible to other Members shall take place between the hours of 9am and 7pm only.

2) If such noises are disturbing to any other, and unless there is a different prior agreement, no Member or visitor may play or allow to be used any musical instrument, radio, TV, machinery, etc., after 9pm or before 9am.

D. Fencing

1) All immediate neighbors affected by proposed fencing shall be consulted for mutual agreement.

2) Members are encouraged to use natural barriers and living fences as much as possible, allowing for the passage of wildlife through the common areas. No cyclone, electric (except invisible fencing), or barbed-wire fencing is allowed.

3) All fences shall be maintained in good repair and appearance.
E. Additions and Ancillary Structures

1) Members are encouraged to be considerate of other Members when designing and constructing; likewise to be sensitive to site compatibility, and to promote low environmental impact. Any addition or structure that is visible to, or has impact on, another Member requires agreement of the affected Member. All additions and ancillary structures must follow guidelines set forth in the Deer Harbor Hamlet Plan.

2) Members are responsible for knowing building codes and acquiring all permits applicable to new structures or occupied spaces, and for following county regulations as to size and safety standards.

3) FOR OPAL LEASEHOLDERS: Prior to beginning any construction, Leaseholders must notify all other Leaseholders of any proposed Addition or Ancillary structure.

4) FOR OPAL LEASEHOLDERS: All Additions and Ancillary Structures on any Leasehold, including accessory dwellings, sheds, and storage units, shall be consistent with the main residence in at least two of the three following aspects: roof pitch, color, siding material.

5) FOR OPAL LEASEHOLDERS: No Addition or Ancillary Structures shall exceed the height of the peak of the roof of the original structure.

6) FOR OPAL LEASEHOLDERS: All additions attached to the main residence of any Leasehold must be approved in advance by the OPAL Board.

F. Landscaping

1) Out of consideration for one’s neighbors, any landscaping that may affect another’s view, access to light or property requires prior approval by the affected neighbor – this includes trees that over time would grow to a height greater than 6 feet.

2) Landscaping shall be well maintained, native planting is encouraged, and extensive ground cover may not include plants on the State’s Noxious Weed List. Taking into consideration our limited water supply, drought and fire-resistant plants are especially recommended.

3) Organic gardening and landscaping are strongly encouraged. If herbicides, fertilizers, or pesticides are used, they must be a nontoxic variety.

4) FOR OPAL LEASEHOLDERS: Removal from a Leasehold of any living tree greater than 6 inches in diameter (as measured from 4 feet above ground) requires Community Review except in cases of fire or hazard to life or property.
G. Common Areas

1) All Members are responsible for the maintenance of the Common Areas, with special emphasis on those areas surrounding one's personal Lot. Requested funds for landscaping, improvements, and storm damage cleanup shall be allocated from the OPAL Lahari Ridge Fund (see Mutual Agreements section above) according to availability, and through Community Review and consensus.

2) It is recommended that Common Areas be left in as pristine a state as possible, and required that any proposed changes to the landscape, including the planting or removal of trees or plants, or any construction must go through Community Review and consensus.

3) Common Areas may be used for utility construction or maintenance purposes. The parties involved are responsible for restoring used areas to their prior condition.

4) Use of any Common Areas for social events shall require prior notification and consent of Members.

H. Children – Children shall be treated by all Members with respect and positive support. It is understood that ultimate responsibility for the children and for any damage that they cause to others lies with their parents, who will take action to resolve any issues that arise.

I. Business Use

1) Business uses within a home (as defined as home occupations by county code) are permitted as long as they conform to applicable county, state, and federal zoning regulations, are not an annoyance to neighbors, properly dispose of waste products, and do not entail parking requirements that cannot be satisfied within the parking regulations as set forth in these CC&Rs.

2) Given space and health concerns, animal businesses are not permitted. This includes, but is not limited to, dog-sitting, on-site breeding, whelping and raising of pups, and dog training. Poultry, goat, or sheep raising must be approved by consensus of all members. Egg, milk, and meat produced must be for personal, family, or Lahari Ridge Community consumption, not for profit, except when part of and within the parameters of 4H sales and auctioning. Animals must be properly sheltered and restrained on agreed upon common areas, not within small leasehold properties.

3) Business uses of Common Areas shall require neighborhood approval by Members.
J. Camping

1) Camping in Common Areas is not permitted without prior community approval.

2) FOR OPAL LEASEHOLDERS: Camping on any Leasehold by persons other than the Homeowner for longer than two weeks requires Leaseholder Members’ consensus.

K. Water System

1) Lahari Ridge Members obtain their water through a Class B water system. The Lahari Ridge Community and all of its members are responsible for stewarding this resource and minimizing waste and unnecessary use.

2) The Water Users Agreement for the Lahari Ridge Class B water system was filed on June 16, 2005, with the San Juan County Auditor File # 2005 0616013. Detailed information about the roles and responsibilities of water users is outlined therein.

L. Septic Systems/Drain Field

1) Individual Homeowners are responsible, solely, for the maintenance and timely repair of their septic tanks, whether done individually or through group scheduling.

2) The drain field is the common responsibility of all Members of Lahari Ridge.

3) No driving or digging on or around the drain field is permitted.

4) All Members are responsible for taking appropriate measures to minimize stress on septic systems and the drain field. This includes notifying all guests of this requirement.

M. Propane

1) Individual propane tanks, their maintenance and supply, are the responsibility of each individual Homeowner, solely.

2) Community tanks, if applicable, shall be the mutual responsibility of all Homeowners, which would include their maintenance, the ordering of propane, the calculating of individual bills, and the timely payment of such bills.

3) Provided that access is not hampered, propane tanks should be masked for minimum visual impact so as to harmonize with their surroundings.

4) FOR OPAL LEASEHOLDERS: Leaseholders must seek neighborhood approval to increase the size of their propane tank.
N. Recycling/Trash Disposal – All members are strongly encouraged to recycle.

1) Trash and recycling containers, and compost bins, must be well maintained, should be as aesthetically pleasing as possible, must not attract rodents or pests and must not constitute a nuisance to other Members.

2) FOR OPAL LEASEHOLDERS: If they choose to not participate in group collection, Leaseholders are limited to four 50 gallon trash and/or recycling cans stored outside on their Leasehold and out of view of other Members.

O. Roads, Driveways and Parking Areas

1) Lahari Ridge homeowners are members of the Potlatch Drive Road Maintenance Association (PDRMA), which includes several members served by Potlatch Drive in addition to Lahari Ridge homeowners.

2) The Association’s bookkeeper, currently OPAL CLT, will collect a monthly or annual PDRMA membership fee from all homeowners, to be used solely for upkeep of Potlatch Drive from its beginning to the intersection with Heart’s Ease, which is the section of the road shared by all members.

3) The Potlatch Drive Extension which serves the Lahari Ridge homeowners from the intersection with Heart’s Ease to the north, requires a separate assessment for its upkeep, including driveways and parking located within the Common Area. The Lahari Ridge homeowners will determine these assessments, not the PDRMA.

P. Prohibited Uses and Nuisances

1) Lumber, metals, bulk materials, refuse, trash or recycling shall be stored out of view of other Members.

2) Porches in view shall not be used for storage except during times of transition.

3) No structure, planting, or other material shall be placed or permitted to remain on any property if it may damage or interfere with the installation or maintenance of utilities, or if it may unreasonably change, obstruct, or retard the direction of flow of drainage materials.

4) No exterior lighting shall be placed or fixed in such a manner as to cause a concentrated beam to be directed outside the boundaries of any lot or to allow the source of the light to be visible outside the boundaries of the lot.

5) Dog businesses are prohibited on the Lahari Ridge property as set forth in A. Pet Regulations and I. Business Use.
APPENDIX A

PROCESS FOR CONSENSUS DECISION-MAKING

Consensus refers to agreement on some decisions by all members of the group. The consensus process is the process the group goes through to reach unity of agreement.

Built into this consensus process are the assumptions that we are all trustworthy, that we are all equal, and that each of us has part of the truth and none has all of it.

To use this process four ingredients are necessary: a group of people willing to work together, a problem or issue that requires decision by the group, trust that there is a solution, and a commitment of time and energy to find the solution. It is important to come to meetings with a clear and open mind, and a firm willingness to listen to others. This is not to say that prior thinking should not have been done, but simply that the thinking must remain open throughout the discussion, or else there is no way to come to a solution that is acceptable to all members. So that all present know that they have agreed to the same thing, minutes on decisions that have been made need to be stated by the Secretary at the time of the decision.

There sometimes comes a point when all but one or two are in agreement. At that point, four options are open:

1. The dissenting individuals are willing to ‘step aside’. This means that they do not agree with the decision, but do not feel it is wrong and are willing to have it go forward. Their opinions are entered into the minutes as a dissenting opinion on that particular issue.

2. The issue is laid aside for another time. The need to make the decision at the moment is considered not as important as the need to come to unity around whatever decision is made.

3. One or two people may stop the group or meeting from moving forward. The individual(s) who are holding the group from making a decision must have examined themselves well to know that they are not doing so out of self-interest, bias, vengeance, or any other emotion or idea except the heartfelt belief that the decision is wrong, and that they would be doing the group a great disservice by allowing it to go forward. It is important that the group see the person who is holding up the meeting as doing so out of that person’s highest understanding and beliefs. The individual(s) who are holding the group from going forward must submit to arbitration.

4. The decision may be put to a vote, with the 2/3 majority securing passage, and the dissenting opinion recorded in the minutes.
Filed with the County Auditor on behalf of:

OPAL Community Land Trust, a non-profit corporation

Elisabeth C. Byers, Executive Director

12/17/2015

(date)

OWNER OF LOT A/C

Craig Carpenter

Pamela Carpenter

10-26-2016

Date

LEASEHOLDERS OF LOT F:

Donald Murray

Teri Murray

Nov 1, 2016

Date

LEASEHOLDER OF LOT E:

Ina Drosu

Nov 1, 2016

Date

LEASEHOLDERS OF LOT B:

Michele Rodriguez

Richard Rodriguez

10/31/16

Date

LEASEHOLDERS OF LOT D:

Elena Ekrem

James Ferraris

11/7/2016

Date

LEASEHOLDERS OF LOT I:

Alexander Lambourne

Marina Pereplettchikova

12/8/2016

Date

LEASEHOLDER OF LOT G:

Sandra Burt

10/28/16

Date

Notary signatures on pages following
Notary Acknowledgment
STATE OF WASHINGTON   )
COUNTY OF SAN JUAN   )

Notary Acknowledgment
STATE OF WASHINGTON   )
COUNTY OF SAN JUAN   )

On this day personally appeared before me ____________ Elisabeth C. Byers ____________, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that, as Executive Director of OPAL Community Land Trust, she 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 14th day of December, 2016.

(print name) ____________ JODI SPURLOCK ________
Notary Public in and for the State of Washington
My appointment expires 5-1-2016

Notary Acknowledgment
STATE OF WASHINGTON   )
COUNTY OF SAN JUAN   )

On this day personally appeared before me ____________ Craig Carpenter ____________, who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that he/she executed the same for the purposes therein contained. Given under my hand and official seal this 26th day of October, 2016.

(print name) ____________ Bonita J. Foster ________
Notary Public in and for the State of Washington
My appointment expires 08-15-2020

Covenants, Conditions, and Restrictions for Lahari Ridge
Notary Acknowledgment
STATE OF WASHINGTON
ss.
COUNTY OF SAN JUAN

On this day personally appeared before me Pamela Carpenter, who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that she executed the same for the purposes therein contained. Given under my hand and official seal this 20 day of October, 2016.

(print name) Bonita J. Foster
Notary Public in and for the State of Washington
My appointment expires 08/15/2020

Notary Acknowledgment
STATE OF WASHINGTON
ss.
COUNTY OF SAN JUAN

On this day personally appeared before me Donald Murray, who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that she executed the same for the purposes therein contained. Given under my hand and official seal this 1 day of November, 2016.

(print name) Bonita J. Foster
Notary Public in and for the State of Washington
My appointment expires 08/15/2020
Notary Acknowledgment

STATE OF WASHINGTON )

ss. )

COUNTY OF SAN JUAN )

On this day personally appeared before me Terri Murray, who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that he/she executed the same for the purposes therein contained. Given under my hand and official seal this 1st day of November, 2016.

Bonita J. Foster
(print name)
Notary Public in and for the State of Washington
My appointment expires 08.15.2020

Notary Acknowledgment

STATE OF WASHINGTON )

ss. )

COUNTY OF SAN JUAN )

On this day personally appeared before me Jodi Drosu, who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that he/she executed the same for the purposes therein contained. Given under my hand and official seal this 2nd day of November, 2016.

Jodi E. Spurlock
(print name)
Notary Public in and for the State of Washington
My appointment expires 05.1.2020
Notary Acknowledgment

STATE OF WASHINGTON

ss.

COUNTY OF SAN JUAN

On this day personally appeared before me [Name of Notary] who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that s/he executed the same for the purposes therein contained. Given under my hand and official seal this [Date]

(print name) [Name of Notary]
Notary Public in and for the State of Washington
My appointment expires [Expiry Date]

Notary Acknowledgment

STATE OF WASHINGTON

ss.

COUNTY OF SAN JUAN

On this day personally appeared before me [Name of Notary] who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that s/he executed the same for the purposes therein contained. Given under my hand and official seal this [Date]

(print name) [Name of Notary]
Notary Public in and for the State of Washington
My appointment expires [Expiry Date]
On this day personally appeared before me Erika Ekrem, who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that s/he executed the same for the purposes therein contained. Given under my hand and official seal this

7 day of Nov., 2016.

(print name) JODI SPURLOCK
Notary Public in and for the State of Washington
My appointment expires MAY 1, 2020

Notary Acknowledgment
STATE OF WASHINGTON )
ss. )
COUNTY OF SAN JUAN )

On this day personally appeared before me James Ferraris, who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that s/he executed the same for the purposes therein contained. Given under my hand and official seal this

1 day of Nov., 2016.

(print name) JODI SPURLOCK
Notary Public in and for the State of Washington
My appointment expires MAY 1, 2020

Notary Acknowledgment
STATE OF WASHINGTON )
ss. )
COUNTY OF SAN JUAN )

Covenants, Conditions, and Restrictions for Lahari Ridge
STATE OF WASHINGTON

COUNTY OF SAN JUAN

On this day personally appeared before me Alexander Lambourne, who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that s/he executed the same for the purposes therein contained. Given under my hand and official seal this 13 day of December, 2016.

Bonita J. Foster

My appointment expires 08.15.2020

Notary Public in and for the State of Washington

Notary Acknowledgment

STATE OF WASHINGTON

COUNTY OF SAN JUAN

On this day personally appeared before me Marina Pereplettchikova, who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that s/he executed the same for the purposes therein contained. Given under my hand and official seal this 8 day of December, 2016.

Bonita J. Foster

My appointment expires 08.15.2020

Notary Public in and for the State of Washington

Notary Acknowledgment

Covenants, Conditions, and Restrictions for Lahari Ridge
STATE OF WASHINGTON

COUNTY OF SAN JUAN

On this day personally appeared before me (Signature: Jodi Spurlock) who is personally known to me or who has produced identification verifying his/her identity and who has acknowledged that s/he executed the same for the purposes therein contained. Given under my hand and official seal this 26 day of OCTOBER, 2016.

My appointment expires MAY 1, 2020

Jodi E. Spurlock
Notary Public in and for the State of Washington

Covenants, Conditions, and Restrictions for Lahari Ridge