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**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Blue Mountain Community Management
14205 SE 36th St. Suite 100
Bellevue, WA 9806

Grantor : CLB Washington Solutions I, LLC

Grantee : The Public

Abbreviated Legal : Book 312, Pages 47 and 48

Assessor's Tax Parcel Nos.: 986046-311, and see Attached Exhibit B for a full list (Tax Parcel Nos. for property described in Exhibit A are included in the recorded documents referenced below)

Prior Excise Tax No. : NA

Other Reference No. : AFN 5408166; AFN 5450371; AFN 5615023; AFN 5670689

012801870

**FOURTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS
FOR
Green Mountain Phase 1 Homeowners Association**

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS is made this 10th day of SEPTEMBER, 2020, by CLB Washington Solutions I, LLC ("Declarant").

RECITALS:

A. Declarant recorded the Declaration of Covenants, Conditions, Restrictions, and Easements for Green Mountain Phase 1 Homeowners Association under Clark County Auditor's File No. 5408166, a First Amendment under Clark County Auditor's File No. 5450371, a Second Amendment under Clark County Auditor's File No. 5615023, and a Third Amendment under Clark County Auditor's File No. 5670689 (collectively, "Declaration"), applicable to the property legally described therein ("Property"), and platted as subdivisions in the plat records of Clark County, Washington.

B. The Declarant is CLB Washington Solutions I, LLC. Sections 6.1 and 10.1 of the Declaration give Declarant the right to amend the Declaration without any other owner approval as long as it owns at least one Lot in the Property.

C. Declarant owns at least one Lot in the Property.

D. In Section 6.1 of the Declaration, Declarant reserved the unilateral right to add property to the Declaration located within Future Phases as shown in Exhibit B to the Declaration.

E. Declarant has recorded two additional plats within the Future Phases at Book 312, Pages 47 and 48, records of Clark County, Washington.

F. Declarant desires to add the two plats within the Future Phases to the Declaration, and to the jurisdiction of the Green Mountain Phase 1 Homeowners Association (Association).

AMENDMENT

1. Correction of Phase 1 Legal Description. The legal description contained in **Exhibit A** to the original Declaration is hereby updated and corrected based on new information, including the recording of boundary line adjustments. The Property subject to the Declaration, as amended, is now, with the recording of this Fourth Amendment, as legally described in **Exhibit A** to this Fourth Amendment.

2. Addition of Property within Future Phases. Declarant hereby adds to the Declaration, and the jurisdiction of the Association, all of the property contained in Green Mountain Mixed Use P.R.D., Phase 2G, recorded in Book 312, at Page 47, records of Clark County, Washington, and Green Mountain Mixed Use P.R.D., Phase 2H, recorded in Book 312, at Page 48, records of Clark County, Washington (Phase 2G and 2H Plats). Declarant hereby declares that the Phase 2G and 2H Plats shall be held, sold, and conveyed subject to the Master Documents described in the Declaration, and the covenants, conditions, restrictions and easements in the Declaration, which shall run with the Phase 2G and 2H Plats, and which shall be binding upon all parties having or acquiring any right, title or interest in such property or any part thereof, and shall inure to the benefit of each owner thereof. The addition of Phase 2G and 2H Plats completes the addition of the property within the Future Phases shown in Exhibit B to the Declaration.

3. Common Areas and Common Improvements: Section 3.1: Section 3.1 of the Declaration is amended to add the following Common Areas and Improvements to the Declaration, and to the jurisdiction of the Association:

Phase 2G

3.1.9 Tract UU (Open Space/Critical Area);

and 3.1.10 Tract LL (Private Roadway/Parking Area/Landscape and Irrigation Areas);

3.1.11 N. Chestnut Court (Private Road).

Phase 2H

3.1.12 Tract VV (Open Space/Critical Area);

3.1.13 Public Trail;

3.1.14 Storm Sewer Easement; and

3.1.15 Tract SS (Open Space).

4. Amendatory. The provisions of the Declaration shall continue to apply except as otherwise modified by this Fourth Amendment. If there is conflict between a provision of the Declaration and a provision of this Fourth Amendment, the provision of the Fourth Amendment controls.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date set forth above.

DECLARANT:

**CLB Washington Solution I, LLC, a Washington
Limited Liability Company**



By: RALPH EMERSON
Title: ATTY-IN-FACT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

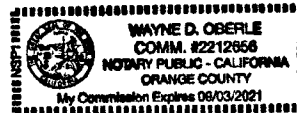
On 9/10/2020 before me, Wayne D. Oberle Notary Public
(Insert name and title of the officer)

personally appeared Ralph Edward Emerson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within 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 the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Wayne D. Oberle (Seal)



State of _____)
) ss.
County of _____)

On this _____ day of _____, 2020, before me personally appeared _____, to me known to be the _____ of the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Dated: _____, 2020.

Notary Public for _____

(Printed or Stamped Name of Notary)

Residing at _____

My appointment expires: _____

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS - PAGE 4

(9/1/2020 11:12 AM)

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Exhibit A
Legal Description of Phase 1 Properties
See following pages

FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS - PAGE 6

(8/28/2020 1:21 PM)

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ENGINEERS

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**LEGAL DESCRIPTION FOR CLB WASHINGTON SOLUTIONS 1, LLC
GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 PERIMETER
(To include all Phase 1 sub-phases)**

September 18, 2019

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the Northeast quarter of Section 20 and the Northwest quarter of Section 21 all in Township 2 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of said Northwest quarter, a distance of 275.43 feet to the TRUE POINT OF BEGINNING;

THENCE South 88° 40' 59" East, continuing along said North line, a distance of 555.50 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51;

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet;

THENCE South 01° 17' 59" West, leaving said North line, a distance of 288.30 feet;

THENCE South 44° 04' 38" East, a distance of 44.82 feet;

THENCE South 46° 17' 59" West, a distance of 165.54 feet;

THENCE North 43° 42' 01" West, a distance of 217.20 feet;

THENCE North 01° 17' 59" East, a distance of 209.50 feet;

THENCE North 44° 04' 38" West, a distance of 10.00 feet;

THENCE South 45° 55' 22" West, a distance of 18.00 feet;

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THENCE North 44° 04' 38" West, a distance of 45.00 feet;

THENCE South 45° 55' 22" West, a distance of 25.00 feet;

THENCE North 44° 04' 38" West, a distance of 293.00 feet;

THENCE South 64° 48' 03" West, a distance of 119.90 feet to a point on a 325.00 foot radius curve to the left;

THENCE along said 325.00 foot radius curve to the left (the long chord of which bears South 50° 35' 01" West, a distance of 159.64 feet), an arc distance of 161.29 feet;

THENCE South 36° 21' 59" West, a distance of 152.00 feet;

THENCE South 53° 38' 01" East, a distance of 82.00 feet;

THENCE South 36° 21' 59" West, a distance of 60.08 feet to a point on a 25.00 foot radius non-tangent curve to the left;

THENCE along said 25.00 foot radius non-tangent curve to the left (the long chord of which bears South 79° 04' 29" West, a distance of 33.91 feet), an arc distance of 37.27 feet;

THENCE South 36° 21' 59" West, a distance of 10.37 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 40° 24' 28" West, a distance of 31.86 feet), an arc distance of 31.88 feet;

THENCE South 44° 26' 57" West, a distance of 116.20 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears South 10° 50' 12" West, a distance of 27.68 feet), an arc distance of 29.33 feet;

THENCE South 52° 11' 03" West, a distance of 52.78 feet to a point on a 174.00 foot radius non-tangent curve to the left;

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THENCE along said 174.00 foot radius non-tangent curve to the left (the long chord of which bears North 41° 41' 00" West, a distance of 23.47 feet), an arc distance of 23.49 feet,

THENCE North 45° 33' 03" West, a distance of 41.94 feet;

THENCE South 56° 38' 34" West, a distance of 154.02 feet;

THENCE North 33° 21' 26" West, a distance of 10.00 feet;

THENCE South 56° 38' 34" West, a distance of 384.01 feet to the Northeasterly right-of-way line of Northeast Ingle Road as conveyed to Clark County by deed recorded under Auditor's File Number 4217481 D, said point being 30.00 feet from, when measured perpendicular to, the centerline of said Road,

THENCE North 33° 35' 50" West, along said right-of-way line, a distance of 579.67 feet to a point on a 2030.00 foot radius curve to the left;

THENCE continuing along said right-of-way line and along said 2030.00 foot radius curve to the left (the long chord of which bears North 36° 47' 28" West, a distance of 226.21 feet), an arc distance of 226.33 feet,

THENCE North 49° 42' 41" East, leaving said right-of-way line, a distance of 162.78 feet;

THENCE North 68° 07' 19" East, a distance of 86.89 feet;

THENCE North 55° 00' 30" East, a distance of 48.70 feet;

THENCE North 33° 21' 26" West, a distance of 48.91 feet to a point on a 101.00 foot radius curve to the right;

THENCE along said 101.00 foot radius curve to the right (the long chord of which bears North 13° 07' 19" West, a distance of 69.87 feet), an arc distance of 71.34 feet;

THENCE North 72° 58' 30" West, a distance of 52.44 feet;

THENCE North 00° 12' 48" West, a distance of 326.26 feet;

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THENCE North 90° 00' 00" East, a distance of 50.33 feet;

THENCE South 85° 00' 05" East, a distance of 101.07 feet;

THENCE North 45° 40' 45" East, a distance of 29.39 feet;

THENCE North 39° 35' 42" East, a distance of 40.87 feet;

THENCE North 01° 40' 28" East, a distance of 44.29 feet;

THENCE North 09° 02' 50" East, a distance of 37.25 feet;

THENCE North 24° 16' 29" East, a distance of 71.29 feet;

THENCE North 79° 13' 59" East, a distance of 132.57 feet;

THENCE South 66° 17' 50" East, a distance of 69.81 feet;

THENCE South 44° 47' 37" East, a distance of 66.68 feet to a point on a 50.00 foot radius curve to the left;

THENCE along said 50.00 foot radius curve to the left (the long chord of which bears South 89° 06' 18" East, a distance of 69.86 feet), an arc distance of 77.34 feet;

THENCE North 46° 35' 02" East, a distance of 23.09 feet;

THENCE South 80° 32' 30" East, a distance of 168.26 feet;

THENCE North 13° 12' 10" East, a distance of 39.78 feet;

THENCE North 45° 55' 22" East, a distance of 78.06 feet;

THENCE North 51° 55' 18" West, a distance of 150.00 feet;

THENCE North 52° 19' 54" East, a distance of 8.00 feet;

THENCE North 34° 11' 25" West, a distance of 79.00 feet;

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THENCE North 41° 56' 27" East, a distance of 30.00 feet,

THENCE North 77° 48' 25" East, a distance of 76.75 feet to a point on a 96.00 foot radius non-tangent curve to the right,

THENCE along said 96.00 foot radius non-tangent curve to the right (the long chord of which bears North 03° 17' 42" East, a distance of 7.90 feet), an arc distance of 7.91 feet;

THENCE North 05° 39' 16" East, a distance of 87.83 feet to a point on a 96.00 foot radius curve to the right,

THENCE along said 96.00 foot radius curve to the right (the long chord of which bears North 13° 07' 05" East, a distance of 24.94 feet), an arc distance of 25.01 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears North 09° 18' 55" West, a distance of 24.92 feet), an arc distance of 26.09 feet;

THENCE North 50° 47' 16" East, a distance of 53.77 feet to a point on a 25.00 foot radius non-tangent curve to the left,

THENCE along said 25.00 foot radius curve to the left (the long chord of which bears South 85° 06' 28" East, a distance of 20.53 feet), an arc distance of 21.15 feet to a point on a 96.00 foot radius curve to the right;

THENCE along said 96.00 foot radius curve to the right (the long chord of which bears North 82° 13' 22" East, a distance of 38.50 feet), an arc distance of 38.76 feet;

THENCE South 86° 12' 37" East, a distance of 87.89 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 75° 24' 40" East, a distance of 84.69 feet), an arc distance of 85.20 feet,

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THENCE North 42° 28' 55" East, a distance of 115.92 feet.

THENCE North 01° 19' 01" East, a distance of 33.69 feet to the TRUE POINT OF BEGINNING.

Contains 51.19 acres, more or less.



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A PORTION OF E1/2 OF SECTION 20 AND THE W1/2 SECTION 21
TWP. 2 N., RGE 3 E., NLM.
CITY OF OMAHA, CLARK COUNTY, WASHINGTON



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Resultant Property Accounts for: GREEN MOUNTAIN MIXED USE PRD PH 2H BookPage: 312048

Property Account	Building	Lot	Code District	Owner	Location Address
<u>986052767</u>		218	114066	CLB Washington Solutions I LLC	9700 N ALDER ST CAMAS WA 98607
<u>986052768</u>		219	114066	CLB Washington Solutions I LLC	9702 N ALDER ST CAMAS WA 98607
<u>986052769</u>		220	114066	CLB Washington Solutions I LLC	9706 N ALDER ST CAMAS WA 98607
<u>986052770</u>		221	114066	CLB Washington Solutions I LLC	9714 N ALDER ST CAMAS WA 98607
<u>986052771</u>		222	114066	CLB Washington Solutions I LLC	9722 N ALDER ST CAMAS WA 98607
<u>986052772</u>		223	114066	CLB Washington Solutions I LLC	9728 N ALDER ST CAMAS WA 98607
<u>986052773</u>		224	114066	CLB Washington Solutions I LLC	9725 N ALDER ST CAMAS WA 98607
<u>986052774</u>		225	114066	CLB Washington Solutions I LLC	9719 N ALDER ST CAMAS WA 98607
<u>986052775</u>		226	114066	CLB Washington Solutions I LLC	9715 N ALDER ST CAMAS WA 98607
<u>986052776</u>		227	114066	CLB Washington Solutions I LLC	9707 N ALDER ST CAMAS WA 98607
<u>986052777</u>		228	114066	CLB Washington Solutions I LLC	9703 N ALDER ST CAMAS WA 98607
<u>986052764</u>		216	114068	CLB Washington Solutions I LLC	9652 N ALDER ST CAMAS WA 98607
<u>986052765</u>		217	114068	CLB Washington Solutions I LLC	9656 N ALDER ST CAMAS WA 98607
<u>986052766</u>		TT SS	114068	Green Mountain HOA	
<u>986046311</u>		TT VV	114066	Green Mountain HOA	

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Exhibit B
Tax Parcel Nos.

Resultant Property Accounts for: GREEN MOUNTAIN MIXED USE PRD PH 2G BookPage: 312047

Property Account	Building	Lot	Code District	Owner	Location Address
<u>986052750</u>		203	114066	CLB Washington Solutions I LLC	9400 N CHESTNUT CT CAMAS WA 98607
<u>986052751</u>		204	114066	CLB Washington Solutions I LLC	9406 N CHESTNUT CT CAMAS WA 98607
<u>986052752</u>		205	114066	CLB Washington Solutions I LLC	9412 N CHESTNUT CT CAMAS WA 98607
<u>986052753</u>		206	114066	CLB Washington Solutions I LLC	9418 N CHESTNUT CT CAMAS WA 98607
<u>986052754</u>		207	114066	CLB Washington Solutions I LLC	9424 N CHESTNUT CT CAMAS WA 98607
<u>986052755</u>		208	114066	CLB Washington Solutions I LLC	9430 N CHESTNUT CT CAMAS WA 98607
<u>986052756</u>		209	114066	CLB Washington Solutions I LLC	9436 N CHESTNUT CT CAMAS WA 98607
<u>986052757</u>		210	114066	CLB Washington Solutions I LLC	9442 N CHESTNUT CT CAMAS WA 98607
<u>986052758</u>		211	114066	CLB Washington Solutions I LLC	9448 N CHESTNUT CT CAMAS WA 98607
<u>986052759</u>		212	114066	CLB Washington Solutions I LLC	9452 N CHESTNUT CT CAMAS WA 98607
<u>986052760</u>		213	114066	CLB Washington Solutions I LLC	9454 N CHESTNUT CT CAMAS WA 98607
<u>986052761</u>		214	114066	CLB Washington Solutions I LLC	9427 N CHESTNUT CT CAMAS WA 98607
<u>986052762</u>		215	114066	CLB Washington Solutions I LLC	9417 N CHESTNUT CT CAMAS WA 98607
<u>986052763</u>		TT LL	114066	Green Mt Ph2G HOA	
<u>172557000</u>		TT UU	114066	Green Mt Ph2G HOA	2817 NE INGLE RD CAMAS WA 98607

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