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Document Title(s) (or transactions contained therein):

1. First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Goose Ridge Estates at Badger Mountain South
- 2.
- 3.

Reference Number(s) of Document(s) assigned or released:

1. Amends 2020-035562

Grantor(s) (Last name first, then first name and initials)

1. Monson Development Washington, LLC
- 2.
- 3.

Grantee(s) (Last name first, then first name and initials)

1. Monson Development Washington, LLC
- 2.
- 3.

Abbreviated Legal Description: PTN S32 T9N R28E WM and revised Parcels 1 and 2 of City or Richland BLA recorded in Book 1 of Surveys, Page 4503, Auditor's File #2014-014937, Benton County, WA and as further described on Exhibit A to Declarations of Covenants being recorded hereby

Assessor's Property Tax Parcel/Account Number(s): 132983000003005 & 132983000003008

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS, AND RESTRICTIONS FOR GOOSE RIDGE ESTATES AT BADGER
MOUNTAIN SOUTH**

WHEREAS, Monson Development Washington, LLC, as Declarant, created the Goose Ridge Estates at Badger Mountain South, a plat community, the legal description of which is set forth in Exhibit A and Exhibit B, attached hereto and incorporated by reference herein, and in connection therewith caused to be recorded with the office of the Benton County Auditor, on September 17, 2020, under Recording No. 2020-035562, **THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR GOOSE RIDGE ESTATES AT BADGER MOUNTAIN SOUTH**, (the "Declaration"); and

WHEREAS, the Declarant, reserved unto itself the right to amend the Declaration; and

WHEREAS, the Declarant desires to amend the Declaration to correct and further clarify that the Property is not subject to the geothermal service requirements contained in the Declaration of Covenants and Easements for Geothermal Services, recorded under File No. 2015-030329; to remove the Exhibit referencing the same; and to further correct the references to the remaining Exhibits attached hereto.

NOW THEREFORE, the Declarant does hereby amend the Declaration as follows:

1. Part B. of the **RECITALS** is hereby amended to read as follows:

B. Property Not Subject to Geothermal Requirements. The Property is expressly excluded from and is not subject to the certain requirements for the installation, operation, maintenance, and provision of geothermal utility services as set forth in the Declaration of Covenants and Easements for Geothermal Services, recorded under Auditor's File No. 2015-030329, records of Benton County, State of Washington.

2. Section 6.13.2 Specific Requirements, of Article 6 is hereby amended to read as follows:

6.13.2 Specific Requirements. In addition to the general requirements set forth above in Section 6.13.1, the following specific requirements shall also apply to the Lots identified herein: A cinder block wall fence must be constructed along the rear property line of **Lots 1 through 14 and Lots 42 through 70**, as depicted in the photograph attached hereto as Exhibit C. The solid block wall fence shall be either beige/ brown color matching the color of adjoining walls and as accepted by the ACC and must be six (6) feet in height. Side walls located on


common boundaries may be constructed as well and shall be constructed from block, vinyl, or wood materials (subject to the general requirements prohibiting rustic materials). If not already erected at the time of sale, all rear property line fencing must be constructed within six (6) months of Owner's occupancy of the House. In addition to the rear property line, the western property line of Lot 56 shall also be subject to the block wall fencing requirements set forth herein.

IN WITNESS WHEREOF, the undersigned have caused this First Amendment to Declaration to be executed on the date indicated below.

DATED this 14th day of October, 2020.

MONSON DEVELOPMENT WASHINGTON, LLC
A Washington limited liability company

By: 
WILLIAM A. MONSON, Member

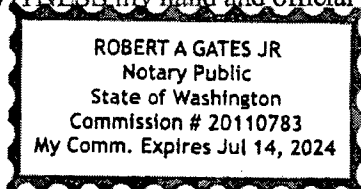
By: 
VALERIE J. MONSON, Member

By: 
MOLLY M. STUTESMAN, Member

STATE OF WASHINGTON)
) §
COUNTY OF Benton)

On this 14th day of October, 2020, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **WILLIAM A. MONSON**, to me known to be a Member of **MONSON DEVELOPMENT WASHINGTON, LLC**, the limited liability company that executed the foregoing document and acknowledged the same to be the free and voluntary act of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said document on behalf of said limited liability company.

WITNESS my hand and official seal hereto affixed the day and year first above written.

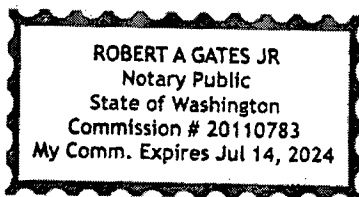


Robert A. Gates Jr.
NOTARY PUBLIC in and for the State of Washington, residing at 100 Centolane Dr, Burien, WA
My Commission Expires: 7/14/24

STATE OF WASHINGTON)
) §
COUNTY OF Benton)

On this 14th day of October, 2020, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **VALERIE J. MONSON**, to me known to be a Member of **MONSON DEVELOPMENT WASHINGTON, LLC**, the limited liability company that executed the foregoing document and acknowledged the same to be the free and voluntary act of said limited liability company for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said document on behalf of said limited liability company.

WITNESS my hand and official seal hereto affixed the day and year first above written.

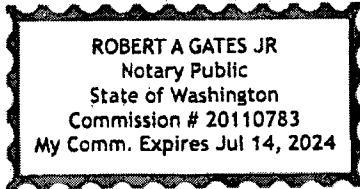


Robert A. Gates Jr.
NOTARY PUBLIC in and for the State of Washington, residing at 100 Centolane Dr, Burien, WA
My Commission Expires: 7/14/24

STATE OF WASHINGTON)
)
COUNTY OF Benton) §

On this 14th day of October, 2020, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **MOLLY M. STUTESMAN**, to me known to be a Member of **MONSON DEVELOPMENT WASHINGTON, LLC**, the limited liability company that executed the foregoing document and acknowledged the same to be the free and voluntary act of said limited liability company for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said document on behalf of said limited liability company.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Robert A. Gates Jr.
NOTARY PUBLIC in and for the State of
Washington, residing at
100 Centurion Dr, Burbank, WA
My Commission Expires: 7/14/24

EXHIBIT A

**GOOSE RIDGE ESTATES AT BADGER MOUNTAIN SOUTH
LEGAL DESCRIPTION FOR PHASE I.**

THAT PORTION OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN AND REVISED PARCEL 1 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4503 UNDER AUDITOR'S FEE NO. 2014-014937, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 02°34'25" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1330.21 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE CONTINUING SOUTH 02°34'25" WEST ALONG SAID EAST LINE A DISTANCE OF 1202.20 FEET; THENCE LEAVING SAID LINE NORTH 71°45'56" WEST A DISTANCE OF 134.19 FEET; THENCE NORTH 67°13'02" WEST A DISTANCE OF 268.43 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING NORTH 67°13'02" WEST A DISTANCE OF 1509.46 FEET TO THE WESTERLY LINE OF SAID PARCEL 1 AND THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2012-027521, RECORD OF BENTON COUNTY, FOR THE BOUNDARY OF WEST VINEYARD NEIGHBORHOOD PHASE I AND II; THENCE ALONG SAID LINE WITH THE FOLLOWING COURSES: NORTH 22°46'58" EAST A DISTANCE OF 490.24 FEET; THENCE NORTH 67°46'58" EAST A DISTANCE OF 24.75 FEET; THENCE NORTH 22°46'58" EAST A DISTANCE OF 48.21 FEET; THENCE NORTH 22°13'02" WEST A DISTANCE OF 24.75 FEET; THENCE NORTH 22°46'58" EAST A DISTANCE OF 200.01 FEET; THENCE NORTH 67°46'58" EAST A DISTANCE OF 17.68 FEET; THENCE NORTH 22°46'58" EAST A DISTANCE OF 52.03 FEET; THENCE NORTH 67°13'02" WEST A DISTANCE OF 12.50 FEET; THENCE NORTH 22°46'58" EAST A DISTANCE OF 301.72 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 69°09'23" EAST ALONG SAID LINE A DISTANCE OF 680.99 FEET; THENCE SOUTH 64°19'00" EAST ALONG SAID LINE A DISTANCE OF 685.50 FEET; THENCE LEAVING SAID LINE SOUTH 22°12'45" WEST A DISTANCE OF 306.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 972.00 FEET, AND FROM WHICH POINT THE CHORD BEARS SOUTH 67°53'42" EAST A DISTANCE OF 3.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'55" A DISTANCE OF 3.65 FEET; THENCE SOUTH 21°59'50" WEST A DISTANCE OF 56.00 FEET; THENCE SOUTH

22°30'02" WEST A DISTANCE OF 260.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1288.00 FEET, AND FROM WHICH POINT THE CHORD BEARS SOUTH 67°58'23" EAST A DISTANCE OF 2.76 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'22" A DISTANCE OF 2.76 FEET; THENCE SOUTH 21°57'56" WEST A DISTANCE OF 231.98 FEET; THENCE NORTH 67°32'11" WEST A DISTANCE OF 21.93 FEET; THENCE SOUTH 22°30'02" WEST A DISTANCE OF 105.00 FEET; THENCE SOUTH 67°32'11" EAST A DISTANCE OF 149.96 FEET; THENCE SOUTH 22°27'49" WEST A DISTANCE OF 56.00 FEET; THENCE SOUTH 22°30'02" WEST A DISTANCE OF 113.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

**GOOSE RIDGE ESTATES AT BADGER MOUNTAIN SOUTH
LEGAL DESCRIPTION FOR PHASE II**

THAT PORTION OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN AND REVISED PARCEL 1 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4503 UNDER AUDITOR'S FEE NO. 2014-014937, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 02°34'25" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1330.21 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 AND THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTH 02°34'25" WEST ALONG SAID EAST LINE A DISTANCE OF 1202.20 FEET; THENCE LEAVING SAID LINE NORTH 71°45'56" WEST A DISTANCE OF 134.19 FEET; THENCE NORTH 67°13'02" WEST A DISTANCE OF 268.43 FEET; THENCE NORTH 22°30'02" EAST A DISTANCE OF 113.25 FEET; THENCE NORTH 22°27'49" EAST A DISTANCE OF 56.00 FEET; THENCE NORTH 67°32'11" WEST A DISTANCE OF 149.96 FEET; THENCE NORTH 22°30'02" EAST A DISTANCE OF 105.00 FEET; THENCE SOUTH 67°32'11" EAST A DISTANCE OF 21.93 FEET; THENCE NORTH 21°57'56" EAST A DISTANCE OF 231.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1288.00 FEET, AND FROM WHICH POINT THE CHORD BEARS NORTH 67°58'23" WEST A DISTANCE OF 2.76 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°07'22" A DISTANCE OF 2.76 FEET; THENCE NORTH 22°30'02" EAST A DISTANCE OF 260.05 FEET; THENCE NORTH 21°59'50" EAST A DISTANCE OF 56.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 972.00 FEET, AND FROM WHICH POINT THE CHORD BEARS NORTH 67°53'42" WEST A DISTANCE OF 3.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'55" A DISTANCE OF 3.65 FEET; THENCE NORTH 22°12'45" EAST A DISTANCE OF 306.47 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 64°19'00" EAST ALONG SAID LINE A DISTANCE OF 58.74 FEET; THENCE SOUTH 77°57'11" EAST ALONG SAID LINE A DISTANCE OF 73.77 FEET TO THE POINT OF BEGINNING.

EXHIBIT C

See the following website for Exhibit C details:

<https://goosridgestates.com/>