

**Return Address**

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MISC: 21-190

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

1. Supplemental Declaration of Covenants, Conditions, Easements, and Restrictions of Goose Ridge Estates at Badger Mountain South
- 2.
- 3.
- 4.

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

1. Supplements 2020-035562 as amended by 2020-040629
- 2.

**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 Exhibits A and B to Supplemental Declarations of Covenants being recorded hereby.**

**Assessor's Property Tax Parcel/Account Number(s): 1-3298-102-0012-000**

**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.**

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS, AND RESTRICTIONS FOR GOOSE RIDGE ESTATES AT BADGER  
MOUNTAIN SOUTH PHASE II**

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**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**, amended and recorded on October 16, 2020, under Recording No. 2020-040629, **FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR GOOSE RIDGES ESATES AT BADGER MOUNTAIN SOUTH** (the “Declaration”); and

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

**WHEREAS**, Plats and Lot numbers for Phase II had not been approved when the Declaration was recorded and have since been approved; and

**WHEREAS**, the Declarant desires to supplement the Declaration to specify which construction standards and use restrictions apply to which lots of Phase II.

**NOW THEREFORE**, the Declarant does hereby supplement the Declaration as follows:

**CONSTRUCTION STANDARDS AND USE RESTRICTIONS**

A. Phase II Single-Level Design Restrictions. The Houses and Accessory Buildings constructed on **Lots 90, 91, 92, 103, 104, 105, and 106** shall be limited only to single-level home designs.

B. Phase II Specific Fencing Requirements. In addition to the general requirements set forth in the Declaration 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 85 and 86 and Lots 93 through 102**, 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.

C. Except as supplemented herein the Declarations remain in full force and effect.

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

DATED this 29 day of April, 2021.

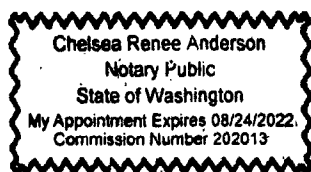
MONSON DEVELOPMENT WASHINGTON, LLC  
A Washington limited liability company

By: *William A Monson*  
WILLIAM A. MONSON, Member, Manager

STATE OF WASHINGTON )  
COUNTY OF Benton ) §

On this 29 day of April, 2021, 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 the Manager and 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.



*Chelsea Renee Anderson*  
NOTARY PUBLIC in and for the State of  
Washington, residing at  
West Richland, wa  
My Commission Expires: 8/24/2022

**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:**

**<http://goosridgestates.com/>**