

Return Address:

Gatens Green Weidenbach, PLLC
PO Box 523
Cashmere, WA 98815

ROAD MAINTENANCE AGREEMENT

Grantor/Grantee: Scenic Ranch, LLC, a Washington limited liability company, and Enrique Zolezzi and Adrianna Gutierrez, a married couple

Legal Description (abbreviated): Lots 1 through 16, Tracts A, B, and C, Canyon View Estates; and a ptn Tract 12, Plat of Yakima Orchard Highland Company's Orchard Tracts, Yakima County, Washington. Additional legal on page 1 and 6.

Assessor's Tax Parcel ID#: 181317-13428, 181317-13429, 181317-13430, 181317-13431, 181317-13432, 181317-13433, 181317-13434, 181317-13435, 181317-13436, 181317-13437, 181317-13438, 181317-13439, 181317-13440, 181317-13441, 181317-13442, 181317-13443, 181317-13444, 181317-13445, 181317-13446, 181317-24412, 181317-24413

Parties and Property

1.1 GRANTOR/GRANTEE. SCENIC RANCH, LLC, a Washington limited liability company ("Scenic Ranch"), is owner of the following described property:

See attached Exhibit "A".

(the "Scenic Ranch Property").

1.2 GRANTOR/GRANTEE. ENRIQUE ZOLEZZI and ADRIANNA GUTIERREZ, a married couple ("Zolezzi/Gutierrez"), is the owner of the following described property:

Lot 15, Tracts A, B, and C, Plat of Canyon View Estates, Yakima County, Washington, recorded September 12, 2022 under Auditor's File No. 8156651.

(the "Zolezzi/Gutierrez Property")

The Scenic Ranch Property and the Zolezzi/Gutierrez Property are collectively referred herein as "Property".

1.3 GRANTEE. SCENIC RANCH, LLC, a Washington limited liability company (the "Association"), is the homeowners association for the Property and lots therein.

Agreement

2.1 Agreement. Scenic Ranch and Zolezzi/Gutierrez hereby declares that any parcels, lots and/or tracts within the Property shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions, which are for the purposes of protecting the value and desirability of, and which shall run with the real property and be binding on Scenic Ranch and Zolezzi/Gutierrez, its successors and assigns, and shall inure to the benefit of each owner thereof.

2.2 Road Maintenance and Service. The Association shall maintain that certain private road easement granted in the Plat of Canyon View Estates, recorded September 12, 2022, under Yakima County Auditor's File No. 8156651 and Survey, recorded February 8, 2024, under Yakima County Auditor's File No. 8193151, which accesses the Property and is generally depicted in the attached Exhibit "B" (the "Private Road"). The Association shall maintain such Private Road in a satisfactory condition, including, but not limited to, snowplowing and grading. The costs of maintenance of the Private Road shall be assessed by the Association to the owners of the Property pursuant to the Declaration of Protective Covenants, Conditions, and Restrictions for Canyon View Estates recorded September 13, 2022, under Yakima County Auditor's File No. 8156658 and Amendment to Covenants, Conditions, and Restrictions recorded February 14, 2024, under Yakima County Auditor's File No. 8193454. (the "Covenants").

2.3 Voting Power. Decisions regarding maintenance, service and improvements to the Private Road, or modification or enforcement of this Agreement shall be made by the Association pursuant to the terms of the Covenants.

2.4 Mutual Easement. Each owner within the Property hereby grants a perpetual, nonexclusive mutual easement for the use, maintenance, service and improvement of the Private Road as generally depicted on Exhibit "B".

2.5 Termination. The Agreement may be terminated at any time by the unanimous vote of the owners of the Property.

2.6 Attorney's Fees and Venue. In the event any of the owners of the Property must contact an attorney to settle a dispute involving this Agreement, or any portion thereof, the substantially prevailing party shall be entitled to collect all reasonable costs and expenses including, but not limited to, reasonable attorney's fees. The venue of any action taken to enforce any part of this Agreement shall be in Yakima County, Washington.

2.7 Successors and Assigns. This Agreement shall run with the land and be binding upon the owners, their heirs, successors and assigns and shall inure to the benefit of each owner within the Property.

SIGNATURES ON FOLLOWING PAGES

DATED this 26 day of February, 2024.

SCENIC RANCH, LLC
A Washington Limited Liability Company

By Its Manager:

TAYLOR ORCHARDS MANAGEMENT, INC.
A Washington corporation

By *Michael Taylor*
Michael Taylor, President

STATE OF WASHINGTON)
) ss.
COUNTY OF Chelan)

I certify that I know or have satisfactory evidence that MICHAEL TAYLOR is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as President of TAYLOR ORCHARDS MANAGEMENT, INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 26 day of February, 2024.



Sherril Lyness
Typed/Printed Name Sherril Lyness
NOTARY PUBLIC
In and for the State of Washington
My appointment expires 10/17/2027

DATED this ____ day of _____, 2024.

CANYON VIEW ESTATES YAKIMA
HOMEOWNERS ASSOCIATION
A Washington Nonprofit Corporation

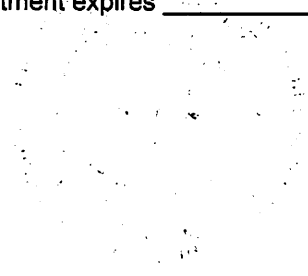
By _____
Rhonda Taylor, President

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that RHONDA TAYLOR is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as President of CANYON VIEW ESTATES YAKIMA HOMEOWNERS ASSOCIATION, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this ____ day of _____, 2024.

Typed/Printed Name _____
NOTARY PUBLIC
In and for the State of Washington
My appointment expires _____



DATED this ____ day of _____, 2024.

ENRIQUE ZOLEZZI

ADRIANNA GUTIERREZ

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that ENRIQUE ZOLEZZI is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this ____ day of _____, 2024.

Typed/Printed Name _____
NOTARY PUBLIC
In and for the State of Washington
My appointment expires _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that ADRIANNA GUTIERREZ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this ____ day of _____, 2024.

Typed/Printed Name _____
NOTARY PUBLIC
In and for the State of Washington
My appointment expires _____

EXHIBIT A

Parcel A

Lots 1 through 14 and Lot 16, Tracts A, B, and C, Plat of Canyon View Estates, Yakima County, Washington, recorded September 12, 2022 under Auditor's File No. 8156651.

Parcel B

The South 291.40 feet of the East Half of Tract 12 of the Plat of Yakima Orchard Highland Company's Orchard Tracts, as recorded in Book "B" of Plats, Page 31, records of Yakima County, Washington.

EXCEPT the East 164.80 feet thereof,

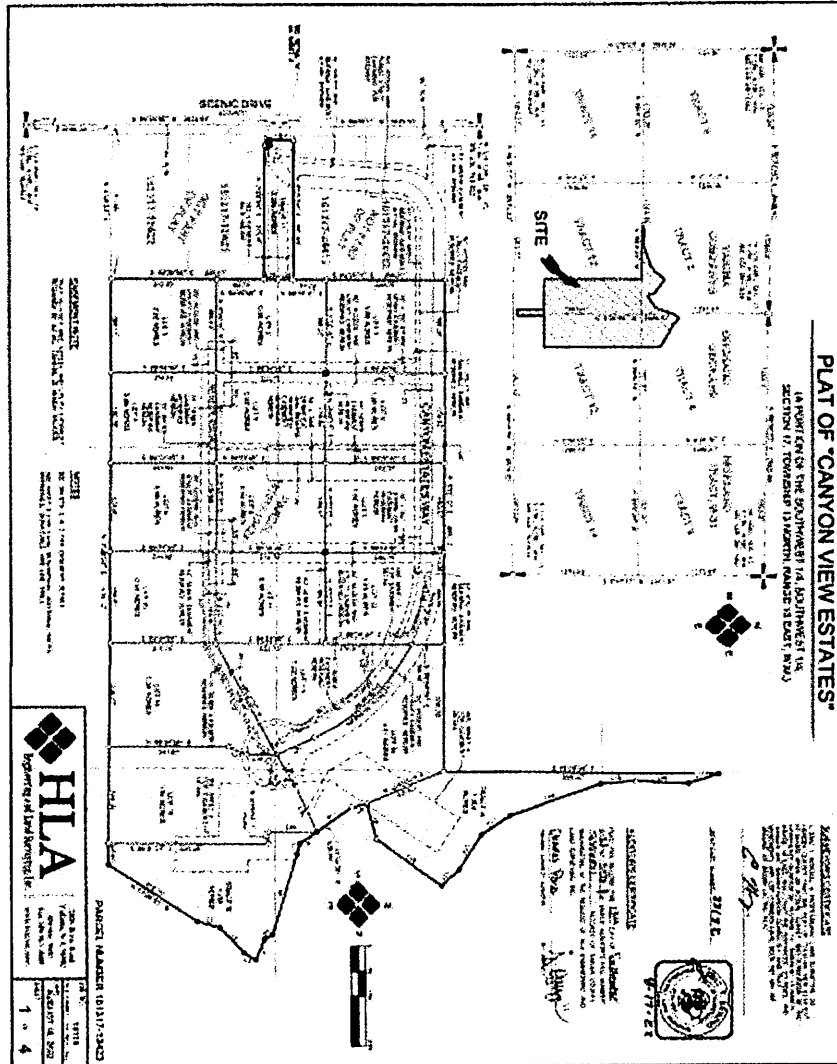
AND EXCEPT the South 10 feet for road conveyed to Yakima County under instrument recorded under Auditor's File No. 2192986, records of Yakima County, Washington.

Parcel C

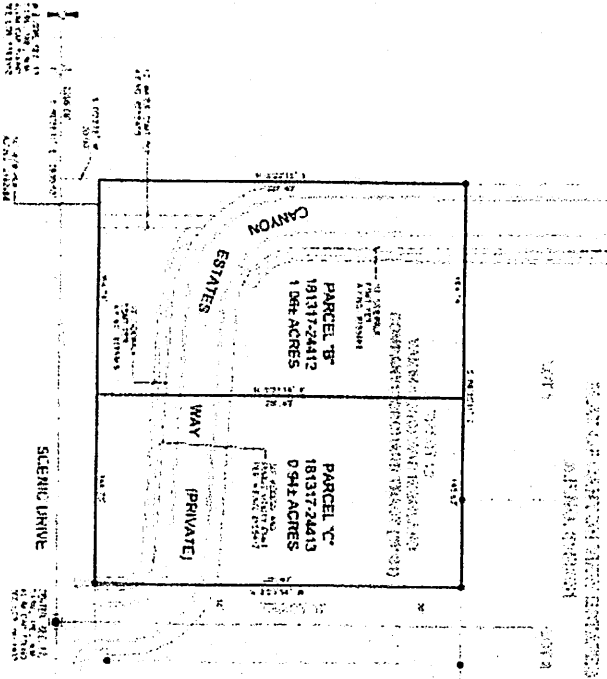
The South 291.40 feet of the West 154.80 feet of the East 164.80 feet of the East Half of Tract 12 of the Plat of Yakima Orchard Highland Company's Orchard Tracts, as recorded in Book "B" of Plats, Page 31, records of Yakima County, Washington.

EXCEPT the South 10 feet for road conveyed to Yakima County under instrument recorded under Auditor's File No. 2192986, records of Yakima County, Washington.

EXHIBIT "B"



A PORTION OF THESE 1/4, NW 1/4,
SEC. 17, T. 33N., R. 18E., W.M.



LEGAL DESCRIPTION

THE ABOVE DESCRIBED PARCELS ARE PART OF THE SCENIC RANCH, LLC, AS SHOWN ON THE RECORD OF SURVEY FOR SCENIC RANCH, LLC, FILED IN THE PUBLIC RECORDS OF YAKIMA COUNTY, WASHINGTON, UNDER THE TITLE NUMBER 18118, AND ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS THEREON AS SHOWN ON SAID RECORD OF SURVEY.

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly licensed Professional Surveyor in the State of Washington, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.



ADDITIONAL COMMENTS
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION AS SET FORTH IN THE WASHINGTON SURVEYING ACT AND RULES AND REGULATIONS THEREUNDER.

NOTES
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR STEEL BOLTS.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE.

RECORD OF SURVEY
for, SCENIC RANCH, LLC
YAKIMA COUNTY, WASHINGTON



2407 River Road
Yakima, WA 98902
509-966-7050
Fax 509-966-5800
www.hla.net

DATE OF FIELD NOTES	10/11/07
DATE OF THIS SURVEY	10/11/07
FILE NAME	18118
PROJECT NO.	18118
PROJECT BY	THP
DATE	10/11/07
SCALE	AS SHOWN
BY	THP
CHECKED BY	THP
DATE	10/11/07
SCALE	AS SHOWN
BY	THP
CHECKED BY	THP
DATE	10/11/07