

FILED FOR RECORD AT THE REQUEST OF,
AND WHEN RECORDED RETURN TO:

Mark A. Erikson,
Attorney at Law, PLLC
1111 Main Street, Suite 402
Vancouver, Washington 98660-2958

Declarant:	Whipple Creek Properties, L.L.C.
Beneficiary:	Clark County, Washington
Legal Description:	TL's 31 & 132, NW¼, S-22, T3N, R1E, W.M. (portion)
Assessor's Tax Parcels:	185422.000 & 185532.000
Related Documents:	Auditor's File No. 3503092

COMMON AREA COVENANT WHIPPLE CREEK PHASE "A"

Re-recorded to correct property description

This Covenant dated as of August 26, 2002, by and between Clark County, a political subdivision of the State of Washington (hereinafter referred to as the "County"), and Whipple Creek, Properties, L.L.C., a Washington limited liability company (hereinafter referred to as the "Developer").

RECITALS

WHEREAS, Developer is the owner of that certain parcel or parcel(s) of real property described in Exhibit A annexed hereto, located in the County of Clark, State of Washington (hereinafter referred to as the "Property");

WHEREAS, Developer has been granted approval of a planned unit development under PUD2000-00002, providing for residential densities based, in part, upon landscaping and construction of improvements upon the parcels of real property described in Exhibit B annexed hereto (the "Common Areas"), and conveyance of said Common Areas to an association comprised of future owners of residential lots within the Property; and

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WHIPPLE CREEK PHASE "A"
COMMON AREA COVENANT - 1

MARK A. ERIKSON
ATTORNEY AT LAW, PLLC
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Vancouver, WA 98660-2958
(360) 696-1012

WHEREAS, Developer desires to provide for conveyance of the Common Areas to a home owners association, and improvement of Common Areas after recordation of the final plat subdividing the Property.

NOW THEREFORE, Developer covenants to the County, on behalf of itself and each of its successors and assigns, that the Property will be developed in accordance with this Covenant and subject to the conditions provided herein. The Developer specifically agrees that this Covenant touches, concerns, enhances, benefits and runs with the Property, as described in Exhibit A.

1. **Title**. Developer is the sole and exclusive owner of the Property.
2. **Conditions**. Recordation of the final plat for subdivision of the Property, as contemplated by this Covenant, shall be subject to the following conditions:

2.1 **Improvement of Common Areas**. Prior to the issuance of building permits for construction of residences upon the Property, Developer shall landscape and construct improvements in the Common Areas as depicted in the *Planting Plan* (Sheet "P1") as approved by the County on August 1, 2002, annexed hereto as Exhibit C; and detailed in *Planning Details*, Sheet "P2" annexed hereto as Exhibit D.

2.2 **Conveyance of Common Areas**. Concurrent with recording the final plat for subdivision of the Property, Developer shall convey all Common Areas within such phase to the Master Association formed under that certain *Master Declaration of Whipple Creek Properties*. If, at the time the final plat is recorded, the Developer owns any residential building lots within the Property, then the Developer shall reconvey all of said Common Areas to the Master Association immediately upon conveyance, by the Developer, of the last such lot within the Property. As used herein, the term "Developer" shall be deemed to refer to any entity who succeeds to Developer's interest in the Property.

3. **Remedies**. If Developer or its successors, fail to complete the landscaping and improvements depicted and described in Exhibits C and D, or fail to convey the Common Areas to a homeowners association as described above, this Covenant may be enforced by the County by refusal to issue building permits for construction of residences upon the Property.

4. **Binding**. This Covenant shall remain in full force and effect until amended, modified or terminated as provided in applicable laws and regulations.

5. **Filing**. A copy of this Covenant shall be filed for record with the Clark County Recorder so as to appear within the chain of title to the Property.



6. **Severability.** If any provision of this Covenant, or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Covenant, or the application of such provision to other persons or circumstances, shall not be affected.

7. **Successors.** This Covenant shall be binding upon the Developer and all of its successors and assigns into whose ownership the Property may pass; and the obligations of Developer contained herein shall be enforceable against all such successors and assigns.


IN WITNESS WHEREOF, the Developer has executed this Covenant as of the date first above written.

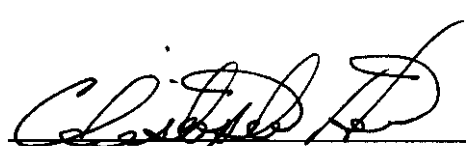
"DEVELOPER"

Whipple Creek Properties, L.L.C

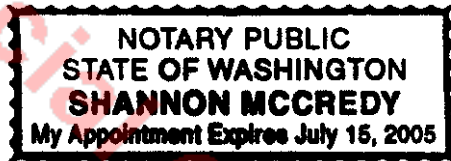
Approved as to form,

Arthur D. Curtis, Prosecuting Attorney

By: 
 Randal S. Clarno, Managing Member

By: 
 Christopher Horne, WSBA #12557

STATE OF WASHINGTON)
) ss.
 County of Clark)



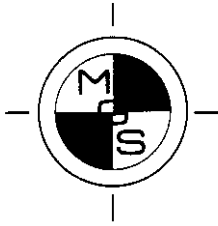
On this 26th day of August, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Randal S. Clarno, known to me to be the Managing Member of Whipple Creek Properties, L.L.C., that executed the foregoing instrument, and acknowledged said instrument 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/she is authorized to execute said instrument by the Operating Agreement of said limited liability company.

Date: 8-26-02 By: 

Notary Public in and for the State of Washington
 residing at Vancouver



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Clark County, WA



**MINISTER-GLAESER
SURVEYING INC.**

(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

July 19, 2002

**PERIMETER DESCRIPTION
FOR**

"WHIPPLE CREEK PLACE PHASE A"

That certain tract of land located in a portion of the Northwest quarter of Section 22, Township 3 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Southeast corner of said Northwest quarter;

Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 700.76 feet, to the Southeast corner of that certain tract of land conveyed to Whipple Creek Properties L.L.C. by deed recorded under Auditor's File No. 3268309 records of Clark County, Washington and being the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ}03'08''$ West, along said South line of the Northwest quarter and along the South lines of said Whipple Creek Properties Tract and that certain tract of land conveyed to Whipple Creek Properties LLC by deed recorded under Auditor's File No. 3271633 records of Clark County, Washington, for distance of 1270.95 feet to the Southwest corner of second mentioned Whipple Creek Properties Tract;

Thence North $01^{\circ}42'14''$ East, along the West line of second mentioned Whipple Creek Tract for a distance of 820.05 feet to the Northwest corner thereof;

Thence along the Northerly lines of said Whipple Creek Properties Tracts the following course:

Thence South $89^{\circ}03'45''$ East, for a distance of 124.56 feet;

Thence North $82^{\circ}51'57''$ East, for a distance of 99.07 feet;

Thence South $75^{\circ}12'56''$ East, for a distance of 77.61 feet;

EXHIBIT A

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Thence South 77°27'37" East, for a distance of 108.83 feet;

Thence South 45°38'27" East, for a distance of 53.43 feet;

Thence South 36°41'23" East, for a distance of 70.60 feet;

Thence South 48°06'11" East, for a distance of 130.03 feet;

Thence South 74°48'43" East, for a distance of 21.59 feet;

Thence South 52°02'20" East, for a distance of 46.13 feet;

Thence South 22°28'12" East, for a distance of 48.23 feet;

Thence South 46°46'55" East, for a distance of 33.18 feet;

Thence South 76°43'46" East, for a distance of 85.02 feet;

Thence South 80°44'11" East, for a distance of 107.30 feet;

Thence North 75°27'53" East, for a distance of 34.81 feet;

Thence North 20°13'37" East, for a distance of 47.28 feet;

Thence South 79°33'16" East, for a distance of 35.54 feet;

Thence along the arc of a 223.00 foot non-tangent curve to the right, the long chord of which bears North 01°51'21" West, for a chord distance of 4.29 feet through a central angle of 01°06'09", for an arc distance of 4.29 feet;

Thence North 66°48'50" West, for a distance of 328.66 feet;

Thence North 44°30'04" West, for a distance of 307.70 feet;

Thence North 00°00'00" West, for a distance of 92.00 feet;

Thence South 88°00'00" East, for a distance of 209.92 feet;

Thence South 01°43'06" West, for a distance of 115.00 feet;

Thence South 88°16'54" East, for a distance of 15.00 feet;

Thence South 01°43'06" West, for a distance of 130.00 feet;

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Thence South 60°00'00" East, for a distance of 82.16 feet;

Thence South 66°48'50" East, for a distance of 301.02 feet;

Thence along the arc of a 177.00 foot radius non-tangent curve to the left, the long chord of which bears South 02°36'56" West, for a chord distance of 30.99 feet through a central angle of 10°02'43", for an arc distance of 31.03 feet;

Thence North 87°35'34" East, for a distance of 62.94 feet;

Thence North 78°35'46" East, for a distance of 70.27 feet;

Thence North 88°13'40" East, for a distance of 71.78 feet to the Northeast corner of first mentioned Whipple Creek Tract;

Thence South 03°05'43" West, along the East line of first mentioned Whipple Creek Tract for a distance of 100.00 feet;

Thence South 00°56'15" West, along said East line for distance of 162.19 feet;

Thence South 89°03'45" East, along said East line for a distance of 55.00 feet;

Thence South 00°56'15" West, along said East line for a distance of 293.08 feet to the TRUE POINT OF BEGINNING.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

The above description is an accurate description of the land actually surveyed.



Bolton C. Minister
Professional Land Surveyor
Minister & Glaeser Surveying, Inc.

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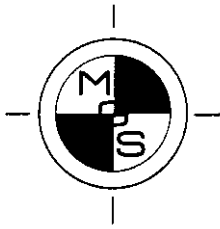
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**MINISTER-GLAESER
SURVEYING INC.**

(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

August 8, 2002

COMMON OPEN SPACE:

That portion of the Northwest quarter of Section 22, Township 3 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Southeast corner of said Northwest quarter;

Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 905.77 feet;

Thence North $00^{\circ}56'52''$ East, for a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

Thence North $43^{\circ}49'37''$ West, for a distance of 28.39 feet;

Thence North $00^{\circ}56'15''$ East, for a distance of 62.94 feet;

Thence North $42^{\circ}15'54''$ East, for a distance of 22.71 feet;

Thence along the arc of a 20.00 foot radius non-tangent curve to the left, the long chord of which bears South $45^{\circ}56'15''$ West, for a chord distance of 28.28 feet through a central angle of $90^{\circ}00'00''$, for an arc distance of 31.42 feet;

Thence South $00^{\circ}56'15''$ West, for a distance of 55.16 feet;

Thence along the arc of a 25.00 foot radius tangent curve to the left, the long chord of which bears South $44^{\circ}03'26''$ East, for a chord distance of 35.35 feet through a central angle of $89^{\circ}59'23''$, for an arc distance of 39.27 feet to the TRUE POINT OF BEGINNING.

Also beginning at the Southeast corner of said Northwest quarter;

Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 967.77 feet;

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Thence North $00^{\circ}56'52''$ East, for a distance of 42.77 feet to the TRUE POINT OF BEGINNING;

Thence North $00^{\circ}56'15''$ East, for a distance of 82.38 feet;

Thence along the arc of a 5.00 foot radius tangent curve to the right, the long chord of which bears South $89^{\circ}03'45''$ East, for a chord distance of 10.00 feet through a central angle of $180^{\circ}00'04''$, for an arc distance of 15.71 feet;

Thence South $00^{\circ}56'15''$ West, for a distance of 82.38 feet;

Thence along the arc of a 5.00 foot radius tangent curve to the right, the long chord of which bears North $89^{\circ}03'45''$ West, for a chord distance of 10.00 feet through a central angle of $180^{\circ}00'03''$, for an arc distance of 15.71 feet to the TRUE POINT OF BEGINNING.

Also beginning at the Southeast corner of said Northwest quarter;

Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 1019.77 feet;

Thence North $00^{\circ}56'52''$ East, for a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

Thence North $45^{\circ}44'38''$ East, for a distance of 28.39 feet;

Thence North $00^{\circ}56'15''$ East, for a distance of 76.44 feet;

Thence North $46^{\circ}57'14''$ West, for a distance of 20.22 feet;

Thence along the arc of a 20.00 foot radius non-tangent curve to the right, the long chord of which bears South $44^{\circ}03'45''$ East, for a chord distance of 28.28 feet through central angle of $90^{\circ}00'00''$, for an arc distance of 31.42 feet;

Thence South $00^{\circ}56'15''$ West, for a distance of 65.14 feet;

Thence along the arc of a 25.00 foot radius tangent curve to the right, the long chord of which bears South $45^{\circ}56'34''$ West, for a chord distance of 35.36 feet through a central angle of $90^{\circ}00'37''$, for an arc distance of 39.27 feet to the TRUE POINT OF BEGINNING.

Also beginning at the Southeast corner of said Northwest quarter;

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Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 874.81 feet;

Thence North $00^{\circ}56'52''$ East, for a distance of 309.62 feet to the TRUE POINT OF BEGINNING;

Thence North $00^{\circ}56'15''$ East, for a distance of 77.76 feet;

Thence along the arc of a 20.00 foot radius non-tangent curve to the left, the long chord of which bears South $26^{\circ}16'14''$ West, for a chord distance of 18.94 feet through a central angle of $56^{\circ}31'42''$, for an arc distance of 19.73 feet;

Thence along the arc of a 80.00 foot radius reverse curve to the right, the long chord of which bears South $31^{\circ}44'17''$ West, for a chord distance of 88.85 feet through central angle of $67^{\circ}27'49''$ for an arc distance of 94.20 feet;

Thence along the arc of a 20.00 foot radius reverse curve to the left, the long chord of which bears South $33^{\circ}12'14''$ West, for a chord distance of 21.35 feet through a central angle of $64^{\circ}31'57''$, for an arc distance of 22.53 feet;

Thence South $00^{\circ}56'15''$ West, for a distance of 79.72 feet;

Thence along the arc of a 20.00 foot radius tangent curve to the left, the long chord of which bears South $44^{\circ}03'45''$ East, for a chord distance of 28.28 feet through a central angle of $90^{\circ}00'00''$, for an arc distance of 31.42 feet;

Thence North $43^{\circ}34'46''$ West, for a distance of 21.39 feet;

Thence North $00^{\circ}56'15''$ East, for a distance of 87.06 feet;

Thence North $63^{\circ}30'27''$ East, for a distance of 67.60 feet to the TRUE POINT OF BEGINNING.

Also beginning at the Southeast corner of said Northwest quarter;

Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 1050.81 feet;

Thence North $00^{\circ}56'52''$ East, for a distance of 299.13 feet to the TRUE POINT OF BEGINNING;

Thence North $00^{\circ}56'15''$ East, for a distance of 92.15 feet;

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Thence along the arc of a 20.00 foot radius non-tangent curve to the right, the long chord of which bears South $23^{\circ}47'02''$ East, for a chord distance of 19.88 feet through a central angle of $59^{\circ}36'27''$, for an arc distance of 20.81 feet;

Thence along the arc of a 80.00 foot radius reverse curve to the left, the long chord of which bears South $28^{\circ}47'15''$ East, for a chord distance of 91.33 feet through a central angle of $69^{\circ}36'52''$, for an arc distance of 97.20 feet;

Thence along the arc of a 20.00 foot radius reverse curve to the right, the long chord of which bears South $31^{\circ}19'43''$ West, for a chord distance of 21.35 feet through a central angle of $64^{\circ}31'57''$, for an arc distance of 22.53 feet;

Thence South $00^{\circ}56'15''$ West, for a distance of 69.72 feet;

Thence along the arc of a 20.00 foot radius tangent curve to the right, the long chord of which bears South $45^{\circ}56'15''$ West, for a chord distance of 28.28 feet through a central angle of $90^{\circ}00'00''$, for an arc distance of 31.42 feet;

Thence North $46^{\circ}24'34''$ East, for a distance of 21.04 feet;

Thence North $00^{\circ}56'15''$ East, for a distance of 78.22 feet;

Thence North $59^{\circ}12'16''$ West, for a distance of 24.32 feet;

Thence North $77^{\circ}33'14''$ West, for a distance of 39.71 feet to the TRUE POINT OF BEGINNING.

Also a 40.00 foot radius circle, the radius point being described as follows;

Beginning at the Southeast corner of said Northwest quarter;

Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 962.76 feet;

Thence North $00^{\circ}56'15''$ East, for a distance of 366.15 feet to said 40.00 foot radius point;

Also beginning at the Southeast corner of said Northwest quarter;

Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 1401.21 feet;

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Thence North $00^{\circ}56'52''$ East, for a distance of 471.07 feet to the TRUE POINT OF BEGINNING;

Thence South $89^{\circ}03'45''$ East, for a distance of 195.19 feet;

Thence along the arc of a 423.00 foot radius tangent curve to the right, the long chord of which bears South $76^{\circ}31'25''$ West, for a chord distance of 183.67 feet through a central angle of $25^{\circ}04'39''$, for an arc distance of 185.14 feet;

Thence along the arc of 20.00 foot radius reverse curve to the left, the long chord of which bears North $86^{\circ}39'00''$ East, for a chord distance of 19.61 feet through a central angle of $58^{\circ}43'48''$, for an arc distance of 20.50 feet;

Thence along the arc of a 80.00 foot radius reverse curve to the right, the long chord of which bears North $60^{\circ}49'41''$ East, for a chord distance of 9.89 feet through a central angle of $07^{\circ}05'11''$, for an arc distance of 9.89 feet;

Thence along the arc of a 20.00 foot radius reverse curve to the left, the long chord of which bears North $28^{\circ}24'20''$ East, for a chord distance of 23.49 feet through a central angle of $71^{\circ}55'52''$, for a arc distance of 25.11 feet;

Thence along the arc of a 177.00 foot radius compound curve to the left, the long chord of which bears North $11^{\circ}22'02''$ West, for a chord distance of 23.51 through a central angle of $07^{\circ}36'52''$, for an arc distance of 23.51 feet;

Thence along the arc of a 223.00 foot radius reverse curve to the right, the long chord of which bears North $08^{\circ}47'27''$ West, for a chord distance of 49.59 feet through a central angle of $12^{\circ}46'01''$, for an arc distance of 49.69 feet;

Thence North $79^{\circ}33'16''$ West, for a distance of 35.54 feet;

Thence South $20^{\circ}13'37''$ West, for a distance of 47.28 feet;

Thence South $75^{\circ}27'53''$ West, for a distance of 34.81 feet;

Thence North $80^{\circ}44'11''$ West, for a distance of 107.30 feet;

Thence North $76^{\circ}43'46''$ West, for a distance of 85.02 feet;

Thence North $46^{\circ}46'55''$ West, for a distance of 33.18 feet;

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Thence North $22^{\circ}28'12''$ West, for a distance of 48.23 feet;

Thence South $43^{\circ}14'26''$ West, for a distance of 139.10 feet;

Thence along the arc of a 11.00 foot radius non-tangent curve to the left, the long chord of which bears South $50^{\circ}21'14''$ East, for a chord distance of 13.76 feet through a central angle of $77^{\circ}25'02''$, for an arc distance of 14.86 feet to the TRUE POINT OF BEGINNING.

Also beginning at the Southeast corner of said Northwest quarter;

Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 1544.12 feet;

Thence North $00^{\circ}56'52''$ East, for a distance of 471.05 feet to the TRUE POINT OF BEGINNING.

Thence North $49^{\circ}27'55''$ East, for a distance of 72.13 feet;

Thence South $46^{\circ}46'55''$ East, for a distance of 13.36 feet;

Thence along the arc of a 77.00 foot radius non-tangent curve to the right, the long chord of which bears South $36^{\circ}02'51''$ West, for a chord distance of 28.68 feet through a central angle of $21^{\circ}28'08''$, for an arc distance of 28.85 feet;

Thence along the arc of a 11.00 foot radius compound curve to the right, the long chord of which bears South $32^{\circ}48'44''$ West, for a chord distance of 18.68 feet through a central angle of $116^{\circ}15'03''$, for an arc distance of 22.32 feet;

Thence North $89^{\circ}03'45''$ West, for a distance of 71.32 feet to the TRUE POINT OF BEGINNING.

Also beginning at the Southeast corner of said Northwest quarter;

Thence North $89^{\circ}03'08''$ West, along the South line of said Northwest quarter for a distance of 896.34 feet;

Thence North $00^{\circ}56'52''$ East, for a distance of 428.87 feet to the TRUE POINT OF BEGINNING;

Thence North $54^{\circ}45'30''$ West, for a distance of 39.31 feet;

Thence North $16^{\circ}10'05''$ West, for a distance of 71.23 feet;

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Thence North 02°24'26" West, for a distance of 14.27 feet;

Thence South 87°35'34" West, for a distance of 4.66 feet;

Thence along the arc of a 177.00 foot radius non-tangent curve to the left, the long chord of which bears South 08°47'27" East, for a chord distance of 39.36 feet through a central angle of 12°46'01", for an arc distance of 39.44 feet;

Thence along the arc of a 223.00 foot radius reverse curve to the right, the long chord of which bears South 10°01'36" East, for a chord distance of 40.02 feet through a central angle of 10°17'44", for an arc distance of 40.07 feet;

Thence along the arc of a 20.00 foot radius reverse curve to the left, the long chord of which bears South 34°37'57" East, for a chord distance of 19.85 feet through a central angle of 59°30'27", for an arc distance of 20.77 feet;

Thence along the arc of a 80.00 foot radius reverse curve to the right, the long chord of which bears South 58°48'17" East, for a chord distance of 15.56 feet through a central angle of 11°09'48", for an arc distance of 15.59 feet;

Thence along the arc of a 20.00 foot radius reverse curve to the left, the long chord of which bears South 82°50'55" East, for a chord distance of 19.77 feet through a central angle of 59°15'05", for an arc distance of 20.68 feet to the TRUE POINT OF BEGINNING.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

The above describe tracts are intended to coincide with the common open space tracts on the future plat of "Whipple Creek Place Phase A".

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JOB NO: 99-195

DATE: 8-8-02

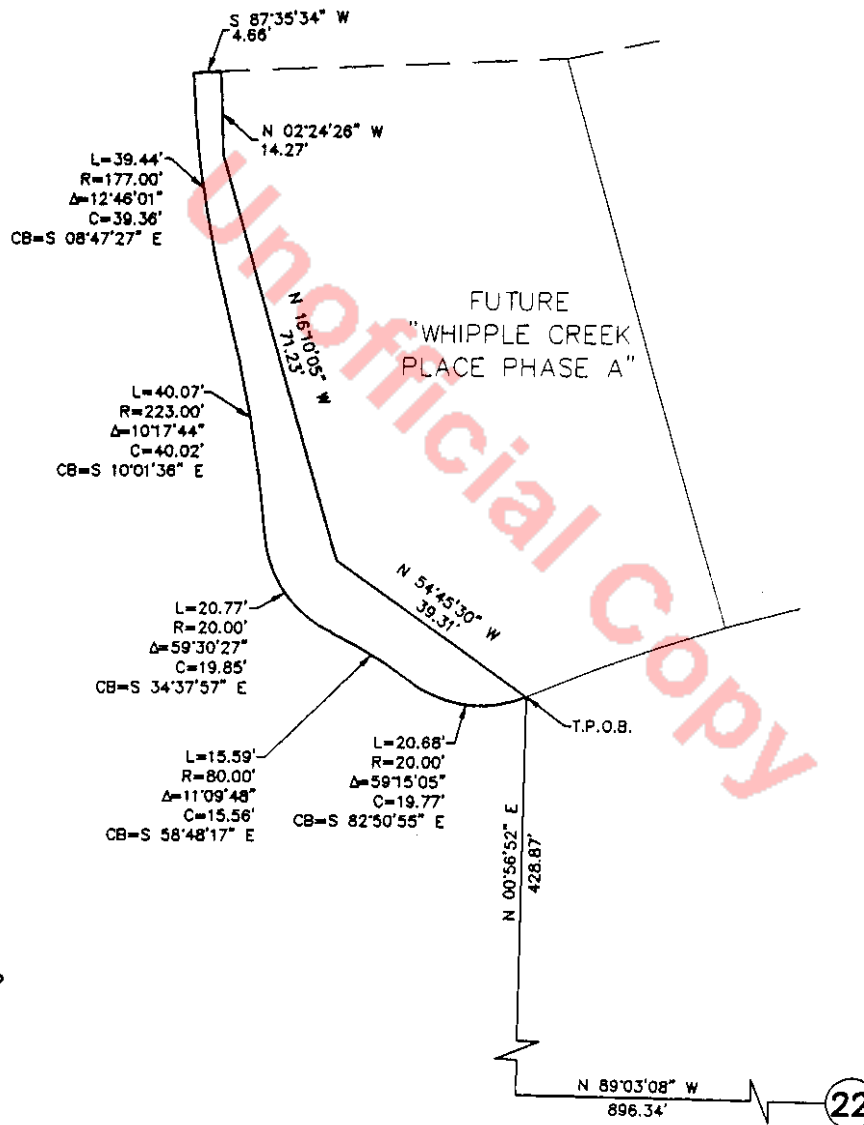
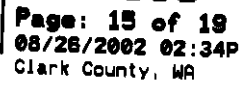


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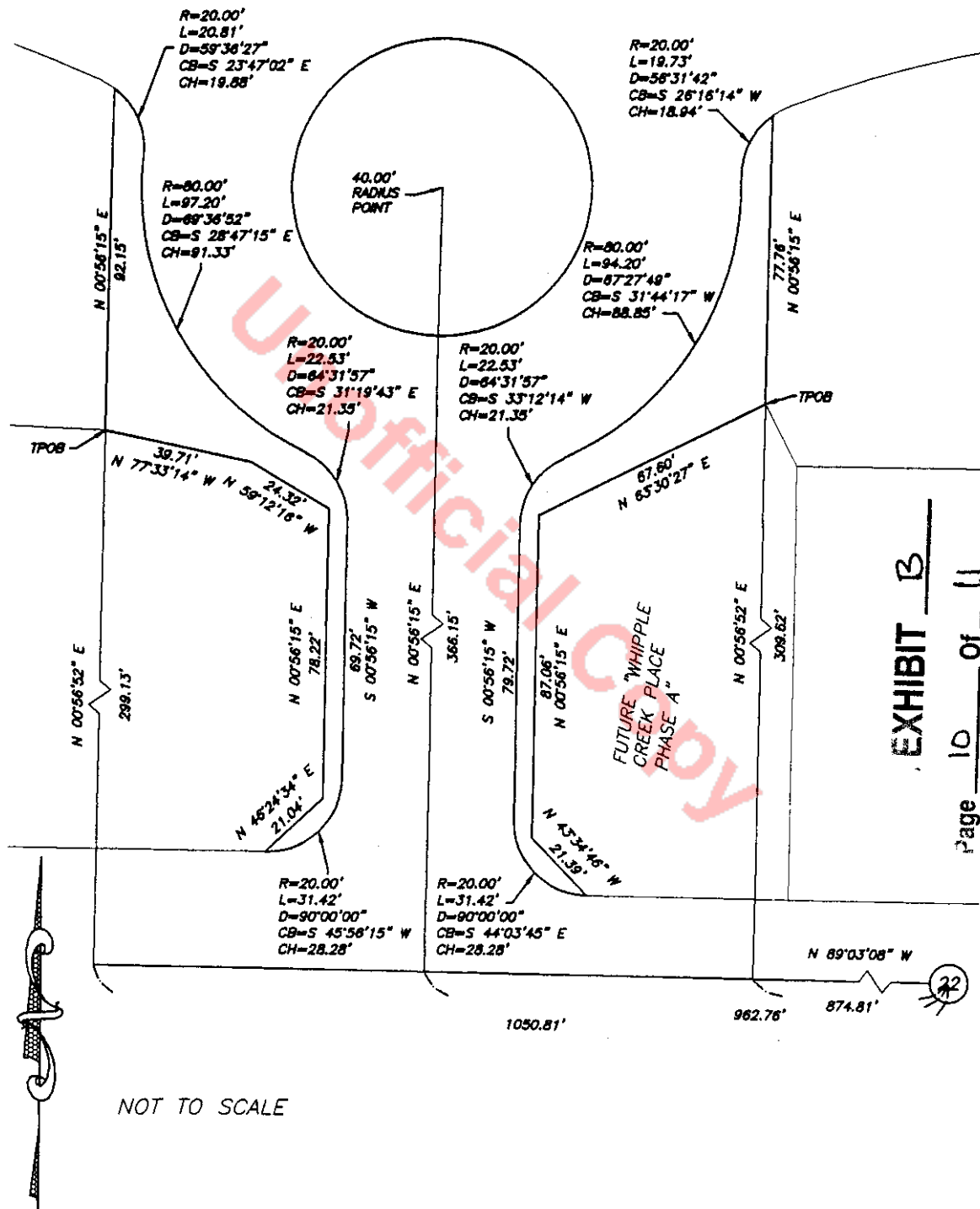
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JESSICA DUBLE

COV

JOB NO: 99-195

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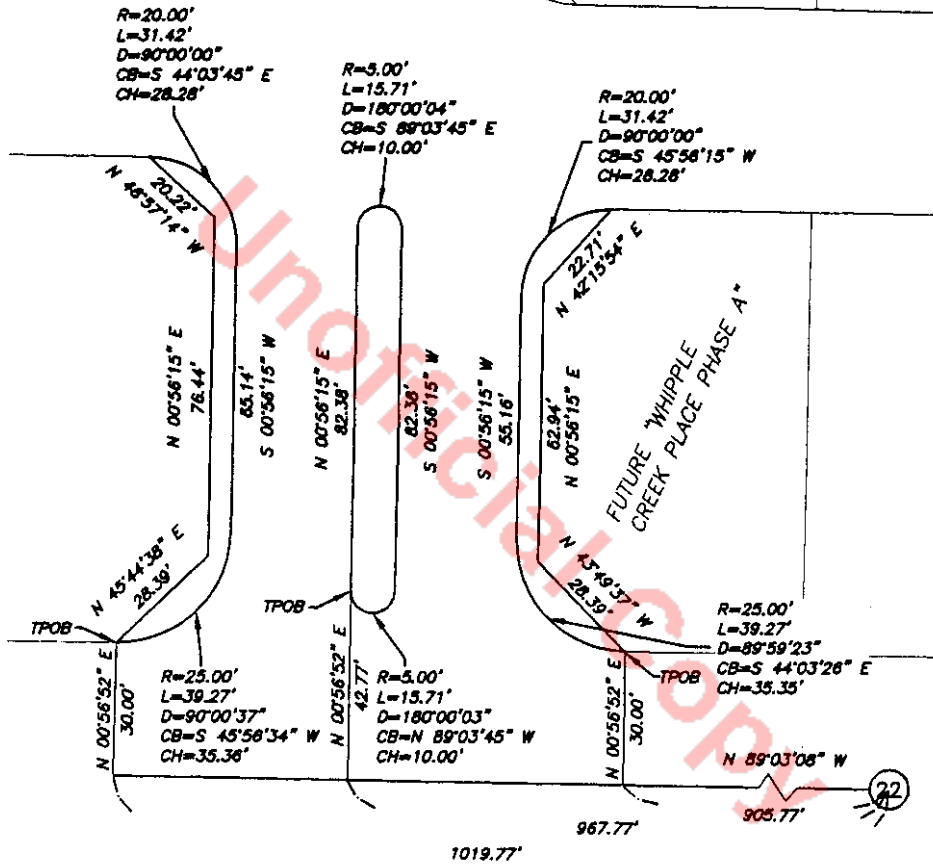


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NOT TO SCALE

EXHIBIT B

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**Planning
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MANAGING ACCOUNTING
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WYOMING, UT 84143

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COMPANY