

## ROCKY REACH ESTATES OWNERS ASSOCIATION

### EXECUTIVE SUMMARY

On May 9, 2018 the Declaration of Covenants, Conditions, and Restrictions (“CC&R’s”) for the Rocky Reach Estates Cluster Subdivision were recorded in Douglas County along with the Reserve Lot Management Plan, the Declaration of Storm Water System Maintenance Covenants and the Geotechnical Engineering Evaluation and Geologic Hazard Assessment. The initial Declarant of the CC&R’s is Double D Vineyards LLC and its main principal, David Dufenhorst.

The plat of Rocky Reach Estates created 6 residential lots (Lots 1 thru 6), Lot 7 or the (“Reserve Lot”), Tract A (septic drainfield space for Lot 5 & 6), Tract B (space for a fire protection reservoir for 9 adjacent lots in the Desert Shore subdivision) and Tract C (space for an existing community drainfield that serves the 9 lots of the adjacent Desert Shore subdivision). Tract B will be conveyed to and maintained by the Desert Shores Waste Management System and Homeowners Association. Lots 1 thru 6 are approximately 1 acre in size and Lot 7 is approximately 44 acres. All utilities (power, domestic water, irrigation and telephone) is stubbed out to each lot. Each lot owner will be required to design and install an onsite septic system.

The Declarant formed the Rocky Reach Estates Owners Association (“Association”) to be the homeowners’ association for Rocky Reach Estates. The Declarant granted the Association powers described in RCW 64.38.020, except that the Association may not impose any regulation to prohibit or regulate the uses of the Reserve Lot. Each residential lot may be improved with one single-family dwelling, one accessory dwelling unit, an attached and/or detached garage, landscaping, and facilities such as a pool or a tennis court for use by the occupants of the residential lot and their guests. No residential lot shall be used for the conduct of a business or for the raising or keeping of animals, livestock, or poultry, except that an owner may keep up to three ordinary domestic indoor household pets.

Any owner of a residential lot must receive written approval from the Association and from the owner of the Reserve Lot prior to constructing, placing, or altering any building, landscaping or other construction on a residential lot. The primary residence on any residential lot must include at least 2,500 square feet of above grade floor area. No structure may be moved onto a residential lot from any other location. Review paragraphs 2 thru 7 and 9 thru 17 of the CC&R’s for more detail on required aesthetics, construction regulations and other requirements.

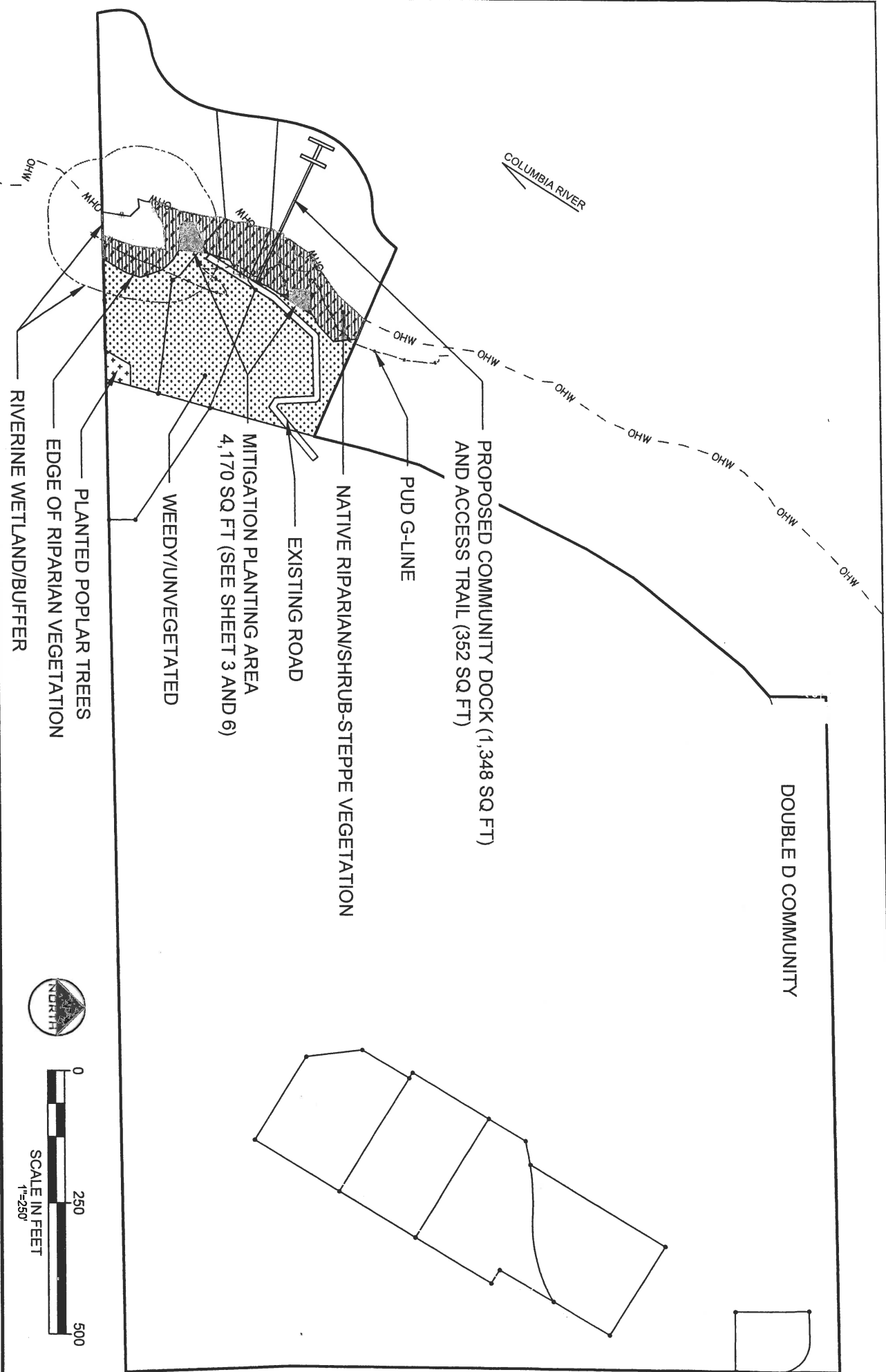
The Declarant, for itself and for the benefit of the owner of the Reserve Lot, reserves the right to construct a dock in the Columbia River adjacent to Tract C, Lot 5, and Lot 6, to be accessed by the access easements located as shown on the plat of the Rocky Reach Estates. If the Declarant or the Owner of the Reserve Lot builds the dock, then the Declarant or the Owner of the Reserve Lot (as the case may be) will offer a reasonable number of boat slips for sale or lease to owners of the residential lots. The Declarant has engaged Larry Lehman of Grette Associates to prepare The Rocky Reach Estates Joint-Use Dock Use Agreement and the other necessary applications and checklists for the permitting of the dock. The proposed community dock will provide moorage for a maximum of 8 recreational boats or up to 16

personal watercraft. Access to the proposed 1,348 sq. ft. H-shaped dock will be achieved with the construction of a 4 ft. x 88 ft. trail through the existing riparian buffer.

The owners of the Association will maintain and repair (and replace when necessary) the private roads identified on the plat. The owners of Lots 1 to 7 will each pay the Association one-seventh of the cost of maintenance of the private roads. The owner of Lot 7 shall own, maintain, repair and when necessary replace the irrigation well and the domestic water well and all components of the associated systems. The owner of Lot 7 shall charge the owners of Lots 1 to 6 for the supply of irrigation and domestic water. The Declarant has contracted with Northwest Water Systems for operation and management of the domestic water system.

A complete HOA budget has not yet been completed but it is anticipated that initial annual HOA dues for domestic water, irrigation water and common area electricity will be approximately \$720 per lot.

Kevin Sweepe of KMS Homes ([Kevin@kmshomes.com](mailto:Kevin@kmshomes.com)) is available to answer questions regarding the plat, permitting or construction costs.



PURPOSE: CONSTRUCT A COMMUNITY DOCK FOR PERMANENT BOAT MOORAGE AND RIVER ACCESS ADJACENT PROPERTY OWNERS:

- ① BRAD RICKMAN  
12024 2111TH PL SE  
WENATCHEE, WA 98801
- ② CROWN ORCHARD LLC  
124 N WENATCHEE AVE  
WENATCHEE, WA 98801

# SITE PLAN

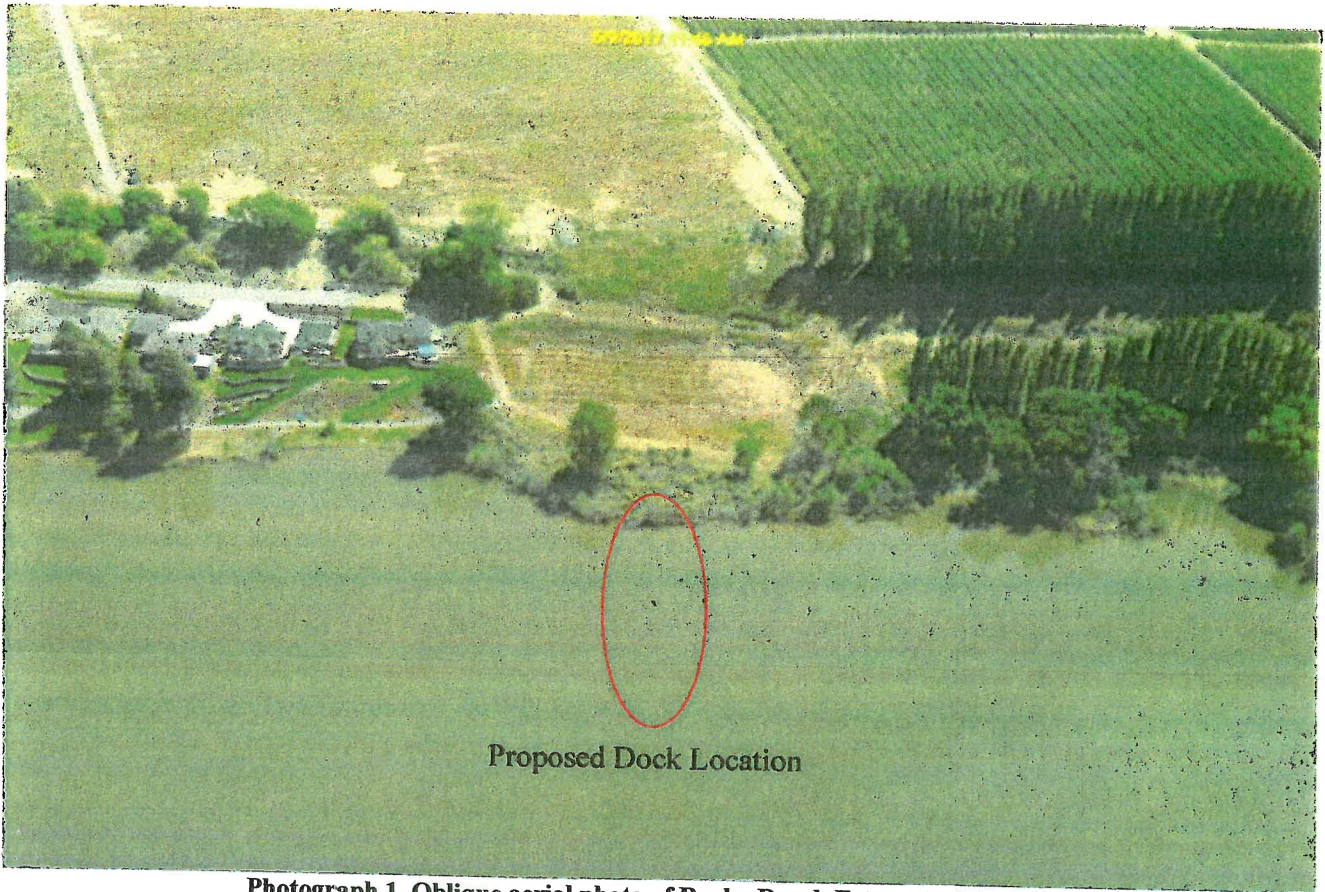
**Grete Associates** LLC  
 ENVIRONMENTAL CONSULTANTS  
 151 South W. 17th, Suite 101  
 Wenatchee, WA 98801  
 (509) 663-6300 | www.greteassociates.com



ROCKY REACH ESTATES COMMUNITY DOCK

IN: COLUMBIA RIVER  
 AT: 39 DANIELLE DR  
 ORONDO, WA 98843

COUNTY OF: DOUGLAS  
 STATE: WA  
 APPLICATION BY: ROCKY REACH ESTATES  
 DAVID DUFENHORST  
 SHEET NO. 2 OF 6 DATE: 8/28/2018



Proposed Dock Location

**Photograph 1. Oblique aerial photo of Rocky Reach Estates dock location.**



**Photograph 2. Proposed dock location.**