

**AMENDMENT NO. 5 TO CONDOMINIUM DECLARATION FOR
SKOOKUM RENDEZVOUS RV RESORT, A CONDOMINIUM, DATED AUGUST 1, 2007**

The Skookum Rendezvous Owners Association membership voted, with the votes tallied on August 24, 2019 to amend the Condominium Declarations of Skookum Rendezvous RV Resort, a condominium created under Condominium Declaration recorded under Pend Oreille County Auditor's File No. 20070293362 (the "Declaration"), Survey Map and Plans filed under Pend Oreille County Auditor's File No. 20070293372 and Amendment No. 1 under Pend Oreille County Auditors File No. 20070293649 and Amendment No. 2 under Pend Oreille County Auditors File No. 20110308578 and Amendment No. 3 under Pend Oreille County Auditors File No. 20120312420 and Amendment No. 4 under Pend Oreille County Auditors File No. 20170329348 as set forth below:

AMENDED LANGUAGE

Article 9. RV AND UNIT/RV LOT STANDARDS; UNIT/RV LOT IMPROVEMENTS

Section 9.1 Generally; RV and Improvement Review

All improvements to an Unit/RV Lot, whether of a temporary or permanent nature, and including placement of an RV therein, are subject to review and approval by the Board of Directors. All applications for approval must be submitted to the Architectural Review Committee in writing, and include a complete description of that for which approval is being sought, to include dimensions, location of landscaping, concrete and shed, together with any other data required under this Article or requested by the committee, including a diagram showing where within the Unit the improvement or RV will be located. The application shall be submitted before construction, alteration or placement therein is begun, and construction, alteration or placement shall not be started until written approval thereof is given by the Board of Directors. All applications for approval must be submitted at least 30 days prior to the starting date of the proposed construction, addition or alteration. The Association may require the Owner to pay an application fee.

Section 9.2 RV Type

All RVs must be new and/or in a well-maintained condition and approved by the Board of Directors before being placed in a Unit. The RV located within such Unit may be any commercially manufactured travel trailer, fifth wheel trailer, Class A or Class C motor home or park model and built to RVIA, RVTIA, or RVPTIA standards (see also Section 9.4). No site built park models are permitted. All RVs shall have hard wall construction, and be constructed of such exterior material and design as are customarily used by recognized manufacturers of such recreation vehicles. All RVs shall be used primarily as a facility to provide living quarters for recreational camping. The floor space footprint for any RV located within a Unit/RV Lot shall not exceed 400 square feet. No part of any RV or any additions thereto shall be higher than sixteen (16) feet from the lowest adjacent ground. An additional RV may be parked on and occupied by temporary guests for up to two weeks on three different occasions per

year on the following Units: L1, L2, G30, G44, G48, G50, 11S, and 12N.

Section 9.3 Special Requirements for Park Model RVs

Awnings, decks, porches, covers and other park model RV features must be removable. Park models must have a minimum of four industry recognized tie-downs. Tie-downs utilizing emergency quick release features are encouraged to facilitate urgent relocations of the park model if necessary. Park Model RV's may not exceed 400 square feet in size. Park model RVs with half lofts are permitted.

Covers over a deck are allowed to the extent they comply with the following:

- No larger than the deck (with 1 foot overhang)
- Follow the same setback requirements
- Not enclosed to create an accessory or add on room (no windows or solid pony walls)

Decks on Park Models may be stained or painted to match the color of the park model and / or skirting.

Park Model Application Process

- A refundable fee of \$500.00 is required with application
- Park Model need be RVIA approved
- A picture of the Park Model must be supplied with application. Style and porch/exterior design must be shown
- A formal lot survey may be performed at owner's expense if lot lines are not clear
- A detailed lot plan showing placement of park model on lot must be submitted. In addition, placement of the following must be included; decks, sheds, air conditioning unit, propane tank, steps, vehicle parking area and any other semi-permanent fixture to the lot

Section 9.4 Pick-up campers and Van Campers & short term camping

Pickup campers and VanCampers are permitted on Unit/RV Lots (only one such RV per Unit/RV Lot) and may be used only for temporary guest occupancy. All pickup campers and Class B RVs must be new and/or in a well-maintained condition and approved by the Board of Directors prior to being placed in a Unit/RV Lot. Temporary guest camping is permitted in "new condition" tents and pop-up trailers (only one per Unit/RV Lot). Temporary guest occupancy and camping is permitted in Unit/RV Lots for a period not to exceed two (2) weeks and on not more than three (3) separate occasions per season per

Unit/RV Lot. Pick-up Campers must remain on the vehicle, no free standing campers allowed.

Section 9.5 RV / Park Model Skirting

Park models must be skirted within 60 days of being set within a Unit/RV Lot. Other RVs may be skirted, but all skirting shall comply with this Section. Skirting must be approved by the Board of Directors before being placed on an RV within a Unit. The entire perimeter of an RV must be skirted. Wood, aluminum, rock-like or rigid weather-resistant plastic skirting is allowed on RVs with appropriate exterior color (color must match RV whenever possible). Lattice shall not be permitted as RV skirting, or for storage enclosures within any Unit/RV Lot.

Section 9.6 Shields and Covers

Wheel sun shields, vinyl motor home or trailer covers, fifth wheel trailer stabilizers and fifth wheel area or pull trailer hitch enclosures may be placed on an RV but shall be of such exterior materials and design as are customarily used and recommended by recognized manufacturers of such items. Generic (blue / grey) tarp RV or boat covers cannot be installed until after September 1 of each year and must be removed by June 1 of the following year. Only covers manufactured for the specific purpose may be used on RVs, boats, cars or trailers during the remainder of the year.

Section 9.7 Wheels

All RVs must have axles, wheels and (if applicable) trailer tongues attached to the RV to allow emergency removal of the RV from the Unit/RV Lot if necessary. Park Model tongues/wheels may be removed as long as they are stored under the unit and available to be reinstalled.

Section 9.8 Accessory or Add-on Rooms

Accessory rooms, build-on additions and/or add on rooms are not permitted to be constructed or located within any Unit/RV Lot or attached to any RV in such Unit. Freestanding screened gazebos may be permitted with the prior written approval of the Architectural Review Committee (ARC). The term freestanding is defined as a structure that is not permanently affixed to the ground by poles, posts and/or concrete. Structures such as gazebos, pergolas or screen rooms may be approved if they are built on top of the ground and meet all other requirements. Park Models may not enclose a porch, but screens may be approved.

Section 9.9 Awnings and Secondary Roofs

Awnings over windows and semi-permanent roll-out awnings attached to an RV are permitted and need not be approved by the Board of Directors/ARC. Freestanding windscreens and sunscreens are permitted and must be approved by the Board of Directors prior to use and installation (see the Resort Manager for a list of approved screens). Freestanding awnings and secondary RV roofs (“snow sheds”) are not permitted within any Unit/RV Lot.

Section 9.10 Fences

No fence within an Unit/RV Lot shall be more than 42 inches in height and all fences shall be located entirely within the Owner’s Unit. Fences shall be stained in any of the following colors: natural (fence oil), cedar or redwood. Fences may be split rail, dog-eared wood, and wood plank or block wall; hardy-plank and vinyl materials may substituted for wood, but must be either natural, cedar or redwood in color. Each Owner shall be responsible for maintaining the fence located within their Unit. Section 9.10 shall apply to Units L1; L2, G2 through G55, inclusive, except that fences may be up to 6 feet high within these Units.

Section 9.11 Sheds

9.11.1 Sheds

Not more than one detached storage shed is permitted within any Unit/RV Lot at any time. Sheds are subject to the prior written approval of the Board as set forth in this Article. Refer to section 9.15 for placement location. The storage sheds located within an Unit/RV Lot shall not exceed the following dimensions: (a) interior floor space of 120 square feet, (b) exterior sidewalls of 8 feet in height; and (c) overall shed height measured from the lowest adjacent grade to the roof peak of 12 feet. Sidewall construction and roof trusses must be of 2’ x 4’ or 2’ x 6’ dimension construction. The roof must be metal panel composition and forest green in color. Overhangs on the shed must not exceed 12 inches. Hurricane clips attaching the roof trusses to sidewall headers are encouraged to minimize potential debris damage to other Units. Exterior coverings must be Horizontal wood or hardy-plank type lap siding, and shall be stained in any of the following colors: natural (fence oil), cedar or redwood. Doors shall be either white, forest green or match the shed color. Electrical, sewer and water connections to the shed must be detailed in the application submitted to the Board of Directors as set forth in Section 9.1. Extended door entry overhangs and porches on the shed are permitted, except that the overhang or porch deck may not extend more than 4 feet beyond the walls of the shed except where the porch deck extension connects to the RV.

Such overhangs and porch decks must be described in an Owner's application for consent to the Board of Directors. Decks and porches must be bolted onto the shed if the total area of the shed and porch or deck exceeds 120 square feet. Sheds may be skirted with wood lattice to match the shed stain. All river lots must have shed placed no greater than 60 feet from center of roadway. Units listed in Section 9.13 are allowed up to a 200 square foot shed.

9.11.2 Accessory Sheds

Each Unit/RV Lot is permitted to have within its boundaries one additional smaller "Rubbermaid" type storage shed, not to exceed 2' x 6' x 6' in dimension. Such accessory storage sheds must be placed against the back of the RV or the storage shed as described in 9.11.1. No freestanding accessory sheds are allowed.

Section 9.12 Decks

Concrete patios and raised decks are permitted within an Unit/RV Lot with the prior written consent of the Board of Directors. Decks and patios must be maintained in good repair. Raised decks must be wood or composite material. Decks and patios shall be stained in any of the following colors: natural (fence oil), cedar or redwood. Any raised deck with a height greater than 12 inches from the lowest adjacent grade must have a railing, and the railing must match the deck material and color.

Section 9.13 Garages Prohibited; Exceptions

Garages and free standing vehicle covers are not permitted within Units, except as set forth in this Section. Garages and other freestanding structures such as RV ports and tall fences are permitted in Units L1; L2, G2 through G55, inclusive, in accordance with Pend Oreille building codes, except that garages are not permitted in Units G2 through G5, inclusive, and Units G8 through G13, inclusive. County Permits are required for all structures greater than 600 square feet. Garages and RV ports must have horizontal wood siding or hardy-plank in any of the following colors: natural (fence oil), cedar or redwood. All such structures must have forest green steel roofing. Garages are intended to be shelter for vehicles or provide storage for other items. For garages over 600 square feet, the owner must submit a copy of the approved county permits for review in addition to the standard ARC Application.

Section 9.14 Unit/RV Lot Lighting and Electrical Pedestal Modification

Spotlights, floodlights or similar high-intensity lighting is not permitted within any Unit/RV Lot. Lights placed with the Unit may not reflect upon any other Unit or upon the Common Elements. Low intensity lighting which is not disruptive to other Owners or guests at the Condominium is allowed. Solar powered lighting is encouraged wherever possible.

Breaker and wiring changes to the electrical pedestal with changes to the electrical pedestal with a Unit are permitted, but all such changes and modifications must comply with all local codes.

Section 9.15 Improvement Setback

RVs, sheds, decks, patios, and other Unit/RV

Lot improvements must have a minimum of 12 inches of clearance from the closet point of any sidewall to the boundary of the Unit. For RVs, this includes any open slide-outs or RV extensions. Roof overhangs(dripline) must not extend beyond the Unit boundaries. In an owner's application for the Board of Director's approval of the RV to be located within the Unit/RV Lot, the Owner shall precisely show the proposed position of the RV within the Unit on the application diagram submitted to the Board of Directors. Owners are encouraged to position RVs, sheds, decks, patios and other Unit improvements as far to the rear of the Unit (and away from Common Element roads) as is practical, except along Skookum Creek and Pend Oreille River.

Section 9.16 No Encroachment onto Roadway

No permanent improvements to any Unit/RV Lot may encroach onto the Common Element roadways in the Condominium or within the area between the lot line/Unit boundary stakes which are adjacent to the roadway (the "Roadway Easement Area"). Permanent improvements include, but are not limited to any above grade concrete or block construction. It is possible that any landscaping or landscape improvements which encroach onto the Roadway Easement Area could be damaged by roadwork, snow removal, or utility line projects. The Association is not responsible for any such damage. The Owner, at his own cost and expense, will be responsible for replacing any landscaping or landscape improvements located within the Roadway Easement Area of his Unit/RV Lot which are so damaged. In the event that any roadway maintenance or construction equipment is damaged or roadway construction or maintenance is delayed as a result of an Owner's encroachment onto the Roadway Easement Area, the Owner shall be responsible for the costs to the Association of such damage and delays. Parking is not permitted on the asphalt roadways.

Section 9.17 Exception for Existing Occupants; Grandfather Clause

Except as required by local, state, or federal governmental regulation and/or life safety and health concerns, those improvements existing within any Unit/RV Lot as of November 30, 2006 shall not be required to comply with the RV improvement and Unit/RV Lot standards set for the in the Article 9 (a "a "Non-Conforming Improvement"). In the event that a non-conforming improvement deteriorates and must be replaced, or that the Owner elects to replace a Non-Conforming Improvement for any reason, the new improvement must comply with all provisions of this Article 9. Any variance/waiver to any Unit/Lot will be documented

and placed in the Unit/Lot folder.

Article 10. SINGLE FAMILY HOME UNITS

Single family homes are permitted in the Single Family Home Units which consist of Units G52 and G55.

Dated this _____ day of _____, 2019

SKOOKUM RENDEZVOUS
OWNERS ASSOCIATION
Legal Representative

By: _____

George Dale, President

I hereby certify that I know or have satisfactory evidence that **George Dale** are the person(s) who appeared before me, and said person(s) acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument:

Dated: _____

Signature of Notary Public