

**PROPOSED AMENDMENT NO. 9 TO CONDOMINIUM DECLARATIONS 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 and abolished Amendment No. 5 under Pend Oreille County Auditors File No. 20190336248 and Amendment No. 6 under Pend Oreille County Auditors File No. 20200340421 and Amendment No. 7 under Pend Oreille County Auditors File No. 20210345963 and abolished Amendment No. 8 under Pend Oreille County Auditors File No. 20220350243 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 a 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 (ARC) 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

Park Model RVs shall be subject to prior written approval from the resort's Architectural Review Committee.

Exterior color shall be consistent with the board of director approved color palettes, and must be shades of muted earth tones, including (but not exclusively) shades of brown, beige, redwood, cedar, green, blue, and gray.

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

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, exterior color, and porch/exterior design must be shown.
- A formal lot survey may be performed at the 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 and Short-term Camping

All pickup campers and Class B RVs shall be subject to prior written approval from the resort's Architectural Review Committee prior to being placed in a Unit/RV Lot.

Pickup campers and van campers 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. 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

Skirting shall be subject to prior written approval from the resort's Architectural Review Committee before being placed on an RV within a Unit.

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. 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 motorhome 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 / gray) 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

Freestanding screened gazebos shall be subject to prior written approval from the resort's Architectural Review Committee.

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. 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). Free-standing awnings and secondary RV roofs ("snow sheds") are not permitted within any Unit/RV Lot.

Section 9.10 Fences

Fences shall be subject to prior written approval from the resort's Architectural Review Committee.

No fence within a Unit/RV Lot shall be more than 42 inches in height and all fences shall be located entirely within the Owner's Unit. Fence post and frame materials may be wood, hardy plank, or vinyl. Exposed metal posts are not acceptable. The panel portion of fences may include the following materials: wood, hardy plank, vinyl, metal (such as: copper, welded-wire rigid panels, stainless steel cable, or rebar), or other "see-through" and low-maintenance materials. The fence materials may be natural wood or stained/painted in shades of muted earth tones. Metal fence materials may also be non-painted or painted black or gray. Chain link or agricultural field fencing, barbed, chicken, or rolled wire (not exclusively) are not acceptable fence materials. 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

Section 9.11.1 Sheds

Sheds shall be subject to prior written approval from the resort's Architectural Review Committee.

Not more than one detached storage shed is permitted within any Unit/RV Lot at any time. Refer to section 9.15 for placement location. The storage sheds located within a 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. Exterior color shall be consistent with the board of director approved color palettes, and must be stained in shades of muted earth tones, including (but not exclusively) shades of brown, beige, redwood, cedar, green, blue, and gray, subject to prior written approval from the resort's Architectural Review Committee. 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.

Section 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 shall be subject to prior written approval from the resort's Architectural Review Committee.

Decks and patios must be maintained in good repair. Raised decks must be wood or composite material. Decks patios, and railings shall be consistent with the board of director approved color palettes, and must be shades of muted earth tones, including (but not exclusively) shades of brown, beige, redwood, cedar, green, blue, and gray. Any raised deck with a height greater than 12 inches from the lowest adjacent grade must have a railing. Railing materials may be wood, hardy plank, vinyl, metal (copper, wood framed welded-wire rigid panels, stainless steel cable, rebar (but not exclusively) which may be non-painted or painted black or gray), or other "see-through" and low-maintenance materials.

Section 9.13 Garages Prohibited; Exceptions

Garages and free-standing vehicle covers are not permitted within Units, except as set forth in this Section, which shall be subject to prior written approval from the resort's Architectural Review Committee.

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 County 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 wood or hardy-plank posts and horizontal wood siding or hardy-plank. Exterior color shall be consistent with the board of director approved color palettes, and must be in shades of muted earth tones, including (but not exclusively) shades of brown, beige, redwood, cedar, green, blue, and gray, subject to prior written approval from the resort's Architectural Review Committee. 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 within 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 closest 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 Architectural Review Committee'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 Architectural Review Committee. 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 September 30, 2023 shall not be required to comply with the RV improvement and Unit/RV Lot standards set forth in Article 9 (a "Non-Conforming Improvement"). In the event that a non-conforming improvement deteriorates and must be replaced, repainted, or re-stained, 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.