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G2 Investment Group, Inc.
21632 SE Stark Street
Gresham, OR 97030-2028

Document Title(s)

Declaration of Covenants, Conditions and Restrictions for Lockwood Meadows

Reference Number(s) of related documents:

Book 312 Page 210 AFN 6171217

Additional Reference #'s on page _____

Grantor(s)

G2 Investment Group, Inc., a Washington corporation

Additional grantors on page _____

Grantee(s)

Lockwood Meadows Subdivision

Additional grantees on page _____

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)
Tax Lots 94, Section 2 T4N R1E

Additional legal is on page _____
Assessor's Property Tax Parcel/Account Number
209113-000

AFTER RECORDING, RETURN TO:
Karna R. Gustafson
Vial Fotheringham LLP
6000 Meadows Road, Suite 500
Lake Oswego, OR 97035

**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LOCKWOOD MEADOWS**

Grantor/Declarant: G2 INVESTMENT GROUP INC., a Washington corporation

Grantee: G2 INVESTMENT GROUP INC., a Washington corporation

Abbreviated Legal: A SUBDIVISION IN THE W ½ OF THE NE ¼ OF SECTION 2, T. 4 N.,
R. 1 E., W.M. CITY OF LA CENTER, CLARK COUNTY,
WASHINGTON.

Property Tax

Account Numbers: 209113-000

**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LOCKWOOD MEADOWS
A Common Interest Plat Community**

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3.4.6 Easement to Governmental Entities. There is hereby reserved and granted a non-exclusive easement over the Common Area to all governmental and quasi-government entities, agencies, utilities, and their agents for the purposes of performing their duties within the Property.

3.4.7 Maintenance Obligations/Owner Restrictions. Except as otherwise provided in this Declaration, the Owner, at the Owner's expense, shall maintain, repair, and replace the improvements and utility installations in any Lot Easement Area in a condition acceptable by the Board and shall hold the Association harmless from any such costs.

ARTICLE 4
LOTS AND HOMES

4.1 Residential Use. Lots shall be used for residential purposes only, except as otherwise required by RCW 64.90. Except with the consent of the Board, no trade, craft, business, profession, commercial, or similar activity of any kind shall be conducted on any Lot, nor shall any goods, equipment, vehicles, materials, or supplies used in connection with any trade, service, or business be kept or stored on any Lot. Nothing in this paragraph shall be deemed to prohibit: (a) activities relating to the sale of residences; (b) the right of Declarant, any contractor, or home builder to construct residences in any Lot, to store construction materials and equipment on such Lots in the normal course of construction, to use any residence as a sales office or model home for purposes of sales, promotion, and development, and to maintain on site a temporary construction office or trailer; and (c) the right of the Owner of a Lot to maintain the Owner's professional or personal library, keep the Owner's personal business or professional records or accounts, handle the Owner's personal business or professional telephone calls or confer with business or professional associates, clients, or customers, in the Owner's residence, so long as such activity is not observable outside of the residence, does not significantly increase parking or vehicular traffic, or is in violation of applicable local government ordinances. The Board shall not approve commercial activities otherwise prohibited by this paragraph unless the Board determines that only normal residential activities would be observable outside of the residence and that the activities would not be in violation of applicable local government ordinances.

4.2 Construction. Except for construction performed by or contracted for by Declarant, no construction, reconstruction, or exterior alterations shall occur on any Lot unless the approval of the ARC is first obtained pursuant to Article 6. Consideration such as siting or location on the Lot, shape, size, color, design, height, solar access, or material may be taken into account by the ARC in determining whether or not to consent to any proposed work. Such work includes, but is not limited to, Homes, ADUs, storage shelters, swimming pools, spas, landscaping, greenhouses, patios, fencing, basketball hoops, or remodeling. The intent of this covenant is to ensure quality of workmanship and material and harmony of external design with the existing and planned structures as to location and visual compatibility and finish grade elevations. All construction must comply with the City of La Center Code and Building Code Standards. Original construction designs, materials, and product specifications by Declarant may vary from any or all specified in this

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has executed this instrument this 22nd day of February, 2024.

G2 INVESTMENT GROUP, INC., a Washington corporation

By: [Signature]
(Signature)

Scott Clayton
(Print Name)

Its: V.P.

STATE OF Washington)
COUNTY OF Clark) ss.

The foregoing instrument was acknowledged before me the 22nd day of February, 2024, by Scott Clayton, Vice President of G2 Investment Group, Inc., a Washington corporation, on behalf of said corporation.

[Signature]
Notary Public for the State of Washington
My Commission Expires: 06-29-2025

