



134

Return to: Milo Bauder
120 Meadow Hills Drive
Richland, WA 99352

9.00

Misc. 01444
ARb to Crested Hills Subdivisions and unplatted property.

AMENDMENT TO COVENANTS OF CRESTED HILLS
Reference # 1999-001517

Article II:
The real property which is, and shall be held, transferred, sold conveyed, and occupied subject to this declaration is located in Benton County, Washington, and is described as follows:

Real property located in West half of Section 35, Township 9 North, Range 28 East of the Willamette Meridian lying Southerly and Westerly of the Kennewick Irrigation District Badger East Lateral Canal right of way and Northerly of the following described line:

Beginning at the West quarter corner of said Section 34; Thence South 0 33'17" East, 186.00 feet along the West line of said Section 34; thence South 68 41' 48" East 1949.90 feet; thence North 41 00' 00" East, 850.97 feet to a point on the Westerly right-of-way line of the Kennewick Irrigation District Badger East Lateral Canal and the Terminus of said line.

Together with a portion of Section 34, Township 9 North, Range 28 East of the Willamette Meridian more particularly described as follows:

Beginning at the East quarter corner of said Section 34, thence South 0 33' 17" East, 186.00 feet along the East line of said Section 34; thence North 57 26'07" West, 1731.93 feet; thence North 31 59' 19" West, 693.29 feet to a point on the North line of the Southwest quarter of the Northeast quarter of said Section 34; Thence South 89 34' 14" East, 1812.32 along said North line and the North line of the Southeast quarter of the Northeast quarter of said Section 34 to a point on the East line of said Section 34; thence South 0 33' 25" East, 1320.72 feet to the Point of Beginning.

Except lot 1 of Short Plat No. 1729 records of Benton county. And Except that portion falling with Lot 1 of Short Plat No. 1452 records of Benton county.

Contains 126.5 acres more or less.
Tax Parcel Number 1-3598-300-0001-009.

Article III, Section 4 is amended to include the following classification:
In keeping with current home occupation trends, there are activities that shall not fall under the prohibited business clause as set forth on Section 4. The following requirements hereby establish home occupation guidelines for residents of Crested Hills.

1. Home occupations are permitted only as an accessory use clearly incidental and secondary to the occupancy of the dwelling for residential purposes.
2. The operation shall allow for no more than one employee, other than residents of the dwelling, to be working on the premises.



3. There shall be no more than ~~two~~ customer/client visits per day at the residence and no more than one on the premises at any given time. One customer/client visit shall be considered to include any number of persons arriving in a single vehicle.
4. In addition to parking required for the residents, there shall be no more than one vehicle parked on or in the vicinity of the property as a result of the home occupation at any one time.
5. Customer/client presence at the residence shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.
6. One occupational vehicle associated with the home occupation is allowed to be stored at the residence, provided that said vehicle is parked in the garage. Any additional occupational related vehicles must be stored off premises and in conformance with the requirements of the underlying zoning district.
7. Equipment and materials associated with the home occupation and utilized at the residence shall be the same or similar in character to the type and quantities of equipment and materials customarily associated with the occupation of the dwelling as a principle place of residence.
8. Except as permitted by subsection (6) above, no outdoor storage or display of merchandise, equipment or material related to the home occupation shall be permitted.
9. Space requirements and utilization of that portion of the residence for activities associated with the home occupation shall not exceed 20 percent of the gross floor area of the residence or 300 square feet, whichever is greater. Attached and detached garages shall be considered part of the residence and included in the determination of gross floor area. All of an attached or detached garage may be used for home occupation purposes provided said garage does not exceed 600 square feet.
10. No internal or external alterations are permitted which affect the character of the buildings as a residence.
11. The home occupation shall operate in such a manner as to avoid any external (including transmittal through vertical or horizontal party walls) effects beyond the confines of the subject dwelling such as increased noise, vibration, offensive odor, glare or electrical interface which is incompatible with the characteristics of the residential zone or is otherwise violation of the City of Richland public nuisance ordinance.
12. No signage for such occupations shall be allowed on premises.
13. No licensed day cares are permitted.

Additionally, approved builders (as specified by developer) may operate a model home for sales purposes.

Richland Municipal code shall be adhered to when more restrictive than covenants.

Milo Bauder
Milo Bauder, Declarant

5-18-01
Date

Donna Bauder
Donna Bauder, Declarant

5-18-01
Date

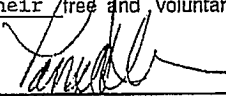
STATE OF Washington }
COUNTY OF Benton } SS

I certify that I know or have satisfactory evidence that Milo. Bauder and

Donna Bauder

~~is~~ are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and
purposes mentioned in this instrument.

Dated: May 18, 2001


Pamela J. Wilson
Notary Public in and for the State of Washington
Residing at West Richland
My appointment expires: 9/12/01

