

August 27, 2022

To: Olympic Motorcycle Club Board of Directors
1306 Deer Park Road
P.O. Box 723, Port Angeles, Washington 98362

From: Four Seasons Park HOA, Board of Directors
308 South Alder Lane, Port Angeles, Washington 98362
360-457-5772. Tcline2@yahoo.com for gate access.

Re: Easement Clarification, Access Gates, Road Maintenance

Easement

On March 8th 1971, Olympic Associates granted an "easement to the Cycle Club to access the Morse Creek Valley from Deer Park Road via ONLY what is commonly known as Hemlock Road as shown on the plats of Four Seasons Park and Four Seasons Park Division No. 2, records of Clallam County Auditor, other than by motorcycle".

It is worth noting that Hemlock Road ends where it intersects Maple Lane which creates the boundary for this easement. Also noted there is no recorded easement for the "Cycle Club" to access any other private roads within Four Seasons Park.

Hemlock Road Gate Closure

Hemlock Road has degraded and is in need of major repair. Four Seasons Park has determined this creates a travel hazard and danger. The "Cycle Club" drove heavy equipment along Hemlock Road between March and June of 2022 and further damaged the roadway. As a result of this damage, Four Seasons Park has locked the gate on the eastern end of the road. This closure will continue until repairs are completed and a positive engineering report is obtained confirming the roadway is safe for travel. Since the "Cycle Club" property lot 51506 is not land locked this should not be an access problem for the club. Another option for the

"Cycle Club" to use Hemlock Road would be to sign a Liability Waiver and Repair Cost Sharing Agreement with Four Seasons Park.

Maple Street Gates

The "Cycle Club" has a lock on these gates which prevents Four Seasons Park access to their property. Four Seasons Park is giving the 'Cycle Club" a 15-day notice ending on Sept. 14 to remove these locks or they will be removed. Four Seasons Park will then secure the gate with their own locks. Access through these gates may be granted with a written request to Four Seasons Park, but road access will not be granted.

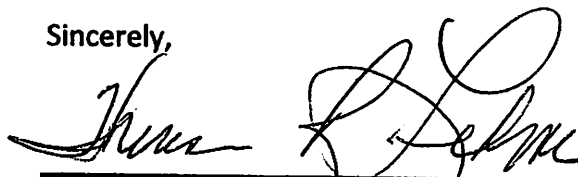
Four Seasons Park Private Road Access

Olympic Peninsula Cycle Club cleared land in May and June of 2022 to create what appears to be a large RV camp ground. This work was done without County permits and is in violation of the R1 zoning code. This code states that RV Parks and Motor Sports are a prohibited use for this parcel. Expansion of an existing nonconforming RV or camp site, would still have to comply with all R1 zoning regulations. Because of this expansion, large RV's have been using Four Seasons Parks' private roadways to access this site. This has caused concern of roadway damage and traffic congestion for Four Seasons Park members. Some of the members have complained that some the RV's are too long to navigate a turn without encroaching into the oncoming lane causing a traffic hazard.

Four Seasons Park wants to clarify that these are Private roadways and it does not grant permission for Olympic Peninsula Motorcycle Club members or their guest's usage of any of these private roadways. Trespassers will be referred to the Clallam County Sheriff.

If you have any questions or concerns, put them in writing addressed to Four Seasons Park HOA, Board of Directors, 308 South Alder Lane, Port Angeles, Washington 98362.

Sincerely,



Date

8/27/22

Teresa R. Lehman, President, Four Seasons Park HOA President