

Terms for Issuance of River Road Gate Key and Use of the Common Area:

1. This document was created by the Board of Directors in accordance with the established Covenants, By-laws and Articles of Incorporation of the Eagle Ridge Homeowner's Association for the specific purposes of the Association which is to provide regulation so to preserve and maintain the residential lots and common areas.
2. Each lot owner shall be personally and financially responsible for his/her use of the common river access area at lots #60 & 61 and the gate and easement roads accessing this area. The access gate must be locked immediately upon entry or exit. This responsibility shall also apply to said owner's family, guests, invitees, or tenants.
3. Violation of these rules may result in a lot owner or owners having to pay the associated costs such as professional cleanup or repair to damaged property. The Association Board also has the power to suspend an owner's right to use recreational areas for a period not to exceed 60 days for any infraction of its published rules and regulations. Such suspension shall also apply to said owner's family, guests, invitees and tenants.
4. The easement is secured by a locked gate and is reserved for recreational use and enjoyment by members of the Association so long as it does not impede upon the rights of other lot owners. The "common area" of river access is located only on Lots 60 and 61.
5. Use of the river easement common area is restricted to the hours from dawn to dusk.
6. There shall be absolutely no parking at the river gate entrance. Vehicles parked in this area are subject to be towed at the owner's expense.
7. No noxious, illegal or offensive trade or activity shall be carried out on the right-of-way or common area, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No common property or facilities shall be illegally damaged, vandalized or tampered with.
8. The river road speed limit is 10 MPH. No motor vehicle of any kind shall be driven on any portion of the Stillaguamish River beach below normal high water mark.
9. Firearms are prohibited in any common areas. Discharge of firearms in the common areas could jeopardize the safety of humans, animal or property. Fireworks are also prohibited in the common areas.
10. Any owner in good standing may delegate, in accordance with the By-Laws, his right of enjoyment to the common recreation areas and facilities to the members of his family who live with the owner in Eagle Ridge. Guests and invitees may also use the common recreation areas and facilities, if they are accompanied by the owner or a member of his family. It shall be presumed that the use of the easement roads in violation of these rules by children or invitees of lot owners was with the consent and agreement of the lot owner.
11. The Association may charge the cost of preventing or abating a violation of these rules to the offending owner and add the amount thereof to his next regular annual or special assessment. Such costs may include a reasonable attorney's fee.

By the lot owner signature below, the lot owners represents that he/~~she~~ has read this agreement in its entirety and has received a copy of this agreement.

Owner's Signature _____ Lot # _____ Date: _____

Number of keys issued _____ Keys issued by _____