

**RIVER CROSSING OWNERS' ASSOCIATION
Resolution of the Board of Directors**

VEHICLE RESTRICTION CLARIFICATIONS

RESOLUTION

This resolution is an action by the board to provide further clarification to Article 8, section 8.8 (pgs 18-19) of the Master Declaration-Covenants, Conditions, Restriction – River Crossing, regarding “Vehicle and Equipment Restriction”. This resolution is intended to clarify, not to modify, that Section as it currently exists.

Definitions

The following are additional definitions to terms used in section 8.8, but are not further defined in the definitions section (Article 1) of the Master Declaration:

“Standard Size Pickup Truck” means any motor vehicle with a gross vehicle weight (“GVW”) of less 12,000 pounds and no more than two (2) axles.

“Camper” means any vehicle or trailer which provides facilities for human habitation or for temporary outdoor or recreational lodging. That includes - but is not limited to – recreational vehicles or RVs, travel trailers, motor homes, park trailers, camper vans, or any motor vehicle or trailer that is equipped with any of the following features: built-in sleeping facilities, built-in cooking facilities and/or built-in bathroom facilities. For further reference, see the definitions of “camper” and “motor home” contained in RCWs 46.04.085 and 46.04.305, respectively.

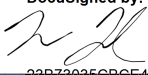
“Commercial Vehicle” means any vehicle that the driver is required to have a Commercial Driver’s License (“CDL”) in order to operate. “Commercial Vehicle” also means a vehicle, regardless of the size or GVW of the vehicle, for which the principal use is the transportation of commodities, merchandise, produce, freight, animals, or passengers for hire, that is provided by a business to its employees for use in their employment, or that bears any signs, markings, or logos of a commercial nature on the vehicle. “Commercial Vehicle” does not include any sedans, service vans or standard size pickup trucks which are used for both business and personal use. For further reference, see the definition of “commercial vehicle” contained in RCW 46.04.140.

“Vehicles in Disrepair”. No Owner shall permit any vehicle to be abandoned or that is in an extreme state of disrepair to remain parked upon any Lot or on the Common Area or kept or parked on any private or public street for a one-time period in excess of forty-eight (48) hours. A vehicle shall be deemed to be in an extreme state of disrepair when the Board of Directors, in its sole discretion, reasonably determines the vehicle’s presence annoys or offends occupants of the neighborhood. Should any Owner fail to remove such vehicle within five (5) days following the date on which the Association provides written notice, the Association may have the vehicle removed from the property and assess the expense of such removal to the Owner responsible as provided in this Resolution.


The full 2024 Board agreed unanimously approved this resolution.

The undersigned President and Secretary certify that the foregoing Resolution was adopted by the Board of Directors, via email on June 18, 2024.

Dated: June 19, 2024

DocuSigned by:

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President, Joe Frank
River Crossing Homeowners Association

DocuSigned by:

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Secretary, Steven Clark
River Crossing Homeowners Association