

CAPE LaBELLE RANCHES Restrictions & Reservations

The costs of construction, maintaining and snow removal of all roads and streets, including private roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation to be known as "Sun Ranch Owner's Association", composed of all the owners of the tracts of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the County Road systems, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

In addition to the above, it shall not be incumbent on Okanogan County to provide flood protection on any area so involved.

The owners of the lots in this and any additional plats of Sun Ranch, their invitees and licensees, are hereby granted an easement for ingress and egress over and across all private road rights of way designated on this plat and all additional plats of Sun Ranch, which easements of ingress and egress shall be appurtenant to each tract; provided however, that the owner's association, known as Sun Ranch Owner's Association, reserved to themselves, their heirs, successors, and assigns, the right to grant such other rights of way and easements for such purposes and uses, access for fire fighting agencies and their equipment and on such terms and conditions as they deem advisable.

Individual tract sewage disposal systems shall require the review and approval by permit of the Okanogan County Health Department prior to construction. Installation of seepage pits and drain fields will require approved absorption areas in tract gradients of 0% to 15% slopes, providing however that the absorption area contains a sufficient depth of permeable soils. Direction for making percolation tests on proposed absorption areas may be obtained from the Okanogan Health Department.

Common area shall be owned, developed and maintained in accordance with the declaration of covenants, conditions and restrictions which are a part of this plat.

Known all men by these presents, that this plat of Cape LaBelle Ranches of Sun Ranch, Okanogan County, Washington, is subject to additional restrictions entitled "Declaration of Covenants, Conditions and Restrictions" for plats of sun Ranch which are filed with the Okanogan County Auditor and which are hereby made a part of this plat.

