



AFTER RECORDING RETURN TO:

Geoff Clark
Badger Communities, LLC
PO Box 1307
Gig Harbor, WA 98335

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS,
AND EASEMENTS FOR SOUTH ORCHARD PHASES 1-4, A PLATCOMMUNITY**

GRANTORS: BADGER COMMUNITIES, LLC, a Washington limited liability company
GRANTEE: The Public; South Orchard Phases 1-4

LEGAL DESCRIPTION: Plat of South Orchard, Phases 1-4 of Benton County, Washington

ASSESSOR'S TAX PARCEL Nos.: 104882000003000; 104882000004000; 14882000005000;
104882000006000, Section 4, Township 8 North, Range 28 E, Willamette Meridian, Benton County

Additional Legal Description: See Attached Exhibits "A" for legal descriptions PARCELS A, B, C, D

THIS SECOND AMENDMENT to the Declaration of Covenants, Conditions, Restrictions
and Easements of South Orchard, Phases 1-4 ("Amendment") is made this ____ day of
November, 2025 by BADGER COMMUNITIES, LLC a Washington limited liability
company, (hereinafter referred to as "Declarant") for SOUTH ORCHARD PHASES 1-4

RECITALS:

WHEREAS, on March 5, 2024 the Declaration of Covenants, Conditions, Restrictions
and Easements of South Orchard Phases 1-4 was executed by Badger Communities, LLC, as
the Declarant, which Declaration was recorded under Benton County Auditor's File No.
2024-004016; and

WHEREAS, on October 24, 2025, the First Amendment to the Declaration of
Covenants, Conditions, Restrictions and Easements of South Orchard Phases 1-4 was
executed by Badger Communities, LLC, as the Declarant, which Declaration was recorded
under Benton County Auditor's File No. 2025-025778; and



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votes in the Association is presented to the Board within 10 days after delivery of such notice. If a budget or assessment is disapproved or the Board fails to determine the budget for any year, until a budget is determined, the budget and assessment for the preceding year shall continue.

Section 8.4.1.(j) is hereby amended to include “and Lots 264, 273, 274, 275 and 276 in South Orchard Phase 2”

Section 8.35 is hereby amended as follows:

After the words “South Orchard Phase 1”, the following words are hereby added: “and on Lots 264, 273, 274, 275 and 276 of South Orchard Phase 2.”

Section 8.36 is hereby deleted in its entirety and replaced as follows:

8.36 Alley Lots. Lots 276 through 290 are alley lots. These lots are served and accessed by Savanna Avenue and are not accessible via Gage Boulevard. The front door of homes built on these lots must face Gage Boulevard. Lot 276 is a duplex lot with the potential of 2 front doors which may face different directions based on ACC approval. Lot 290 may be accessed off of Savanna Avenue (the alleyway) or Nuthatch Street if allowed by the city of Richland. Lots 274 and 275 which are duplex lots, will also be allowed access off of the alleyway.

IN WITNESS WHEREOF the undersigned has executed this Second Amendment to the Declaration of Covenants, Conditions, Restrictions, and Easements for South Orchard Phases 1-4 on: November 30, 2025

BADGER COMMUNITIES, LLC,
a Washington limited liability company

By: Geoffrey T. Clark
Geoffrey T. Clark
Managing Member Declarant

STATE OF WASHINGTON)
) SS.
County of BENTON)

I certify that I know or have satisfactory evidence that Geoffrey T. Clark is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath, stated that he was authorized to execute the instrument and acknowledged it as the managing member of Badger Communities, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 11-30-2025



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NOTARY PUBLIC
Print Name DAVID P. BAALMAN

My appointment expires: 1-11-2027