



AFTER RECORDING RETURN TO:
Spokane County Public Works
Development Engineering Services, 2nd Floor
1026 W. Broadway Ave.
Spokane, WA 99260-0170

Document Title: DRAINAGE DECLARATION of COVENANTS
Grantor: MT. LAKE, LLC
Grantee: Spokane County
Abbreviated Legal Description: NW1/4 of S. 22, T. 26 N., R. 45E., W.M.; Plat of Elk
Ridge Estates (Not yet recorded)
Assessor's Tax Parcel Number: 56222.9086
County Reference No. P-1838

SPOKANE COUNTY ENGINEER'S OFFICE
Spokane County, Washington

DRAINAGE DECLARATION OF COVENANTS

In consideration of the approval by Spokane County of the plat of "Elk Ridge Estates"
(Spokane County Project No. P1838, hereinafter referred to as the "plat"), undersigned
covenants and agrees that:

Spokane County and its authorized agents are hereby granted the right to ingress and
egress to, over and from all public and private drainage easements and Tracts for the
purposes of inspection and emergency maintenance of drainage swales, ponds, ditches,
culverts and other drainage facilities, if not properly maintained by the property owner or
the "LAKE MT. LANE HOMEOWNER'S ASSOCIATION" (a Washington State Non-
Profit Corporation, UBI # 602-789-932) hereinafter referred to as the "HOA".

Spokane County does not accept the responsibility to inspect or maintain any drainage

facilities and/or structures located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owners within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owners fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall meet the minimum requirements as set forth in the current building code. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat shall be constructed in accordance with the accepted plans on file at the Spokane County Engineer's Office. Any proposed changes to the accepted road and drainage plans must be accepted by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision which periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties has discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current building code, with respect to dampproofing and waterproofing, be implemented as a part of the basement foundation construction.

No basements are allowed on any lot within this plat without a geotechnical report specifically for that lot stating the recommendation for basement construction.

The property owners within this plat shall maintain all natural drainage channels, drainage ditches, and water quality swales ("208" swales) situated on their respective properties.

The HOA or its successors in interest shall maintain all drainage facilities, located in common areas, easements, and tracts in conformance with the accepted plans and the Operations and Maintenance Manuals as prepared by Storhaug Engineering, both of which are on file at the Spokane County's Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning stormwater pipes, structures, ditches, swales; replacement of drainage facilities as needed. The HOA shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the HOA, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plans and the Operations and Maintenance Manual, on file at the Spokane County Engineer's Office, a notice of such failure may be given to the HOA, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the HOA, or their successors in interest.

Should the HOA be terminated for any reason, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of the HOA at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any adverse condemnation claims.

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner, their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities as provided herein.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this
24 day of January, 2008.

MT. LAKE, LLC
A Washington State Limited Liability Company

Delmar A. Steinle

Delmar A. Steinle
Managing Member

State of Washington)
)ss
County of Spokane)

I certify that I know or have satisfactory evidence that (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 01/24/2008

Brittan Nease

Notary Public in and
for the State of Washington.

My Appointment Expires: 06/11/2011

NOTARY PUBLIC
STATE OF WASHINGTON
BRITTAN D. NEASE
My Appointment Expires 06-11-2011

Unofficial Document