



After recording return to:

BRIAN C. BALCH  
601 S. DIVISION STREET  
SPOKANE, WA 99202-1335

Reference # (if applicable): 6026850, 6210416  
Grantor(s): (1) D&J ElkRidge Heights, LLC (2) \_\_\_\_\_  
Grantee(s): (1) Elkridge Heights Homeowners' Association (2) \_\_\_\_\_  
Legal Description (abbreviated): Ptn. Govt. Lots 2, 5 and 6, 3-24-44, Spokane Co., WA  
Additional legal(s) on page Exhibit "A"  
Assessor's Tax Parcel ID# 44035.1303

**SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED  
DECLARATION ESTABLISHING COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR ELKRIDGE HEIGHTS  
(ANNEXING ADDITIONAL REAL PROPERTY)**

This Declaration of Annexation ("Annexation") is made and entered this 7<sup>th</sup> day of October 2016 ("Effective Date") by D&J ELKRIDGE HEIGHTS, LLC, a Washington limited liability company ("Declarant"). Declarant makes this Annexation as follows:

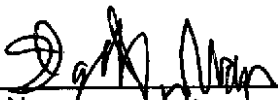
1. Declarant is the named Declarant under that Amended and Restated Declaration Establishing Covenants, Conditions and Restrictions for ElkRidge Heights recorded September 12, 2011 in the Office of the Spokane County, Washington Auditor under Recording No. 6026850 ("Restated Declaration"). Declarant retains its right as Declarant and continues to own one or more Building Lots that are included as part of the Property under the Restated Declaration. Section 10.1 of the Restated Declaration reserved the right in favor of Declarant to annex additional real property into the Property covered by the Restated Declaration without the consent of the Association or any other Owner.

2. Pursuant to Section 10.1 of the Restated Declaration, Declarant hereby annexes the real property legally described on Exhibit "A" attached hereto ("Annexed Property") into the Declaration. As a result of this Annexation, the Annexed Property is hereby made part of the Property covered by the Restated Declaration, as amended from time to time, and will be governed under the jurisdiction of the Association in like fashion as other portions of the Property.

3. Further, all Common Areas within the Annexed Property, including private roads and drainage tracts shall be maintained by the Association in like fashion as other Common Areas in the Property governed by the Restated Declaration. In the event the Association ever ceases to exist for any reason, the Association's obligation to maintain Common Areas located in the Annexed Property (including private roads and drainage tracts) will become the obligation of the owners of Building Lots in the Annexed Property, allocated equally among each of them.

**DECLARANT:**

D&J ELKRIDGE HEIGHTS, LLC

By:   
Printed Name: Douglas H. Main  
Title: Member

Unofficial Document

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF SPOKANE )

On this 14<sup>th</sup> day of October 2016 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Douglas H. Main to me known to be the Member of D&J ELKRIDGE HEIGHTS, LLC, a Washington limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Lisa Y. Oestreich-Berg  
NOTARY PUBLIC in and for the State  
of Washington, residing at Spokane Valley  
My commission expires: 11/1/16  
Lisa Y. Oestreich-Berg  
Printed Name

Unofficial Document

## EXHIBIT "A"

Being a portion of government lots 2, 5 and 6, Section 3, Township 24 North, Range 44 East, W.M., Spokane County, Washington, Being more particularly described as follows:

BEGINNING at the Southwest corner of the Final Plat of Elk Ridge Heights, Recorded in Book 33 of Plats at Page 100, monumented by a 5/8" rebar with yellow plastic cap;

Thence South 0°01'41" East a distance of 22.20 feet to a point on the South line of the North Half of Government Lot 5, monumented by a 5/8" rebar with yellow plastic cap;

Thence North 47°08'33" West a distance of 71.86 feet;

Thence along a non-tangent curve to the left, having a radius of 612.50 feet, a central angle of 7°22'44", an arc length of 78.88 feet, a chord bearing of North 51°28'56" East, and a chord length of 78.83 feet;

Thence North 89°53'37" West a distance of 86.93 feet;

Thence along a non-tangent curve to the right, having a radius of 567.50 feet, a central angle of 01°01'38", an arc length of 10.17 feet, a chord bearing of North 61°53'27" East, and a chord length of 10.17 feet;

Thence North 28°37'22" West a distance of 127.24 feet;

Thence North 45°30'36" East a distance of 150.00 feet;

Thence South 48°29'31" East a distance of 19.57 feet;

Thence North 35°43'43" East a distance of 72.77 feet;

Thence North 26°28'41" East a distance of 80.95 feet;

Thence South 68°24'00" East a distance of 125.30 feet;

Thence North 21°36'00" East a distance of 66.52 feet;

Thence along a tangent curve to the left, having a radius of 117.50 feet, a central angle of 58°55'48", an arc length of 120.85 feet, a chord bearing of North 7°51'54" West, and a chord length of 115.59 feet;

Thence in a Northeasterly direction with a reverse tangent curve turning to the right, having a radius of 162.50 feet, a central angle of 50°45'04", an arc length of 143.94 feet, a chord bearing of North 11°57'16" West, and a chord length of 139.28 feet;

Thence North 13°25'16" East a distance of 194.15 feet;

Thence along a tangent curve to the right, having a radius of 182.50 feet, a central angle of 11°42'16", an arc length of 37.28 feet, a chord bearing of North 19°16'24" East, and a chord length of 37.22 feet to the West line of San Juan Lane of said Plat of Elk Ridge Heights;

Thence South 48°00'42" East a distance of 40.42 feet to the East line of San Juan Lane of said Plat of Elk Ridge Heights;

Thence South 72°51'45" East along the South line of Lot 1, Block 7 of said Plat of Elk Ridge Heights, a distance of 6.80 feet;

Thence continuing along the South line, South 72°51'45" East a distance of 74.61 feet to the Northwest corner of Lot 2, Block 7 of said Plat of Elk Ridge Heights;

Thence South 18°47'20" West along the West line of Lot 2, Block 7 a distance of 121.42 feet to the Southwest corner of Lot 2, Block 7, also being the Northwest corner of Lot 3, Block 7 of said Plat of Elk Ridge Heights;

Thence South 7°36'36" East along the West line of Lots 3, 4 and 5, Block 7 a distance of 307.47 feet to the Southwest corner of Lot 5, Block 7 also being the Northwest corner of Lot 6, Block 7 of said Plat of Elk Ridge Heights;

Thence South 31°55'16" West along the West line of Lots 6, 7 and 8 of Block 7 and the West line of the Common Area, described under Spokane County Assessor's Parcel Number 44031.0922, a distance of 397.40 feet to the Southwest corner said Plat of Elk Ridge Heights and the POINT OF BEGINNING;

Containing 3.195 acres of land more or less;

Situated in Spokane County, Washington