

Filed for Record at Request of:  
 AFTER RECORDING RETURN TO:

McGrane & Schuerman  
 298 S. Main, Suite 304  
 Colville, WA 99114

**RESTATEMENT OF DECLARATION OF COVENANTS  
 FOR  
 BUCKEYE VALLEY ESTATES**

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Little Spokane River Limited Liability Company, developer of the Buckeye Valley Estates subdivisions, hereby restates, clarifies, and declares the following:

4027841

**Recitals**

A. Little Spokane River Limited Liability Company acquired title to certain real property situated in Sections 9, 10 and 16, Township 27 North, Range 43 E.W.M., in Spokane County, Washington.

B. That the Little Spokane River Limited Liability Company has caused said property to be surveyed into subdivided lots, known as the Buckeye Valley Estates, by an 8-sheet Record of Survey recorded on October 25, 1996 in Book 72 of Surveys, Pages 90-97, recorded under Auditor's File No. 4048906. That said record of survey diagramed and created separate parcels of property which are identified by the following parcel numbers:

- 1A, 1B, 2, 3, 4, 5, 6, 7, 8, 9A, 9B, 9C, 10A, 10B, 11A, 11B, 12A, 12B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 48, 46, 47, 49, 50, 51, 52, 53, 54.

That each of the above-described parcels was specifically described by surveyed legal descriptions as fully contained on the face of said survey, and which are hereby incorporated herein by reference as if fully set forth herein.



C. That in furtherance of a consistent and orderly subdivision of the property, the Little Spokane River Limited Liability Company has placed of record the "Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Buckeye Valley Estates" as legally relating to all of Buckeye Valley Estates as described in the aforementioned survey, recorded under Auditor's File No. 4048906, which Declaration of Covenants was filed on February 19, 1997, under Spokane County Auditor's File No. 4077841.

D. That subsequently, the Little Spokane Valley Limited Liability Company has developed a second phase of the project which has created additional lots for development from Parcels 18B, 52, 53 and 54, as the parcels are described in the aforementioned record of survey.

E. That it is the intent of the Little Spokane River Limited Liability Company, as developer of Buckeye Valley Estates, to declare that the Declaration of Covenants referred to above filed under Auditor's File No. 4077841 are intended to apply to all newly established lots created from further division of parcels 18B, 52, 53 and 54, as well as all lots previously established and developed by records of survey above-described filed on October 25, 1996 in Book 72 of Surveys, Page 90-97, under Auditor's File No. 4048906, as said parcels are expressly listed in paragraph B of these recitals.

Now, therefore, the developers do hereby declare, establish, and covenant as follows:

1. That the "Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Buckeye Valley Estates", filed February 19, 1997, under Auditor's File No. 4077841, is hereby declared to be applicable to all parcels in the Buckeye Valley Estates as the same have been surveyed and described in the Record of Survey referred to in paragraph B of these recitals. It shall be further expressly declared that said covenants shall apply to all lots developed as a second phase of the project by the further division of parcels 18B, 52, 53 and 54.

2. That said Declarations of Covenants are intended to run with the land and be binding upon all lot owners to the full extent as described therein.

RESTATEMENT OF DECLARATION OF COVENANTS FOR BUCKEYE  
VALLEY ESTATES--2



Dated this 23 day of October, 2001.

LITTLE SPOKANE RIVER, LLC  
Developer

By Bud C. Dashiell  
Bud Dashiell, Managing Partner

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF STEVENS )

This is to certify that on this 23rd day of October, 2001, before me a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came BUD DASHIELL, to me known to be the Managing Partner of the Little Spokane River Limited Liability Company, and acknowledged to me that he is authorized to signed the within and foregoing instrument on behalf of said Limited Liability Company, for the uses and purposes therein mentioned.

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

[Signature]  
NOTARY PUBLIC in and for the State  
of Washington residing at COLVILLE, WA  
My commission expires: Feb 12, 2002

