



Documents Title: **Drainage Declaration of Covenant**

Grantor: The Ridge at Hangman Home Owners Association

Grantee: Spokane County and The Public

Abbreviated Legal Description: Section 28, 35 of Township 24N., Range 43E., W.M.

Assessor's Tax Parcel Numbers: 34283.9054, 34283.9050, 34331.9051, 34331.9062 and 34332.9060

County Reference No. P-1638C

PHASE 4

In consideration of the approval by the Spokane County of The Ridge at Hangman ~~Home Owners Association~~ 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 drainage easements 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 Ridge at Hangman Home Owners Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public right-of-way, 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 consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. 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 plan, including any '208' swales, shall be constructed in accordance with the approved plan on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved 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.

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.

The Ridge at Hangman Home Owners Association or its successors in interest shall maintain the drainage facilities, located in common areas and tracts A,B,C,D,E,F,G,H and I in conformance with the approved plans on file at the Spokane County's Engineer's Office. Maintenance of drainage facilities includes, but is not limited to keeping open and cleaning storm pipes, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the '208' swales located in common areas or tracts with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The Ridge at Hangman Home Owners Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If The Ridge at Hangman Home Owners Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to The Ridge at Hangman Home Owners Association, 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 maintenance failure, or have it corrected, at the expense of The Ridge at Hangman Home Owners Association, or their successors in interest.

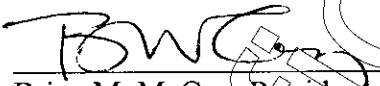
Should The Ridge at Hangman Home Owners Association be terminated for any reason, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of The Ridge at Hangman Home Owners Association at the time of said termination. The successors in interest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

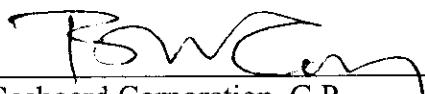
Endorsement.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 24 day May 1999.

The Ridge At Hangman  
Home Owners Association

Ridge Associates, L.P.

  
\_\_\_\_\_  
Brian M. McCoy, President

  
\_\_\_\_\_  
Seaboard Corporation, G.P.  
By: Brian M. McCoy, President

Unofficial Document



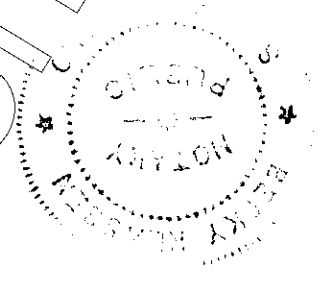
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STATE OF IDAHO )  
COUNTY BLAINE )  
                  )ss

I certify that I know or have satisfactory evidence that Brian M. McCoy 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 that he signed the same as his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Dated: May 24, 1999

Brian Kramer  
Notary Public In and For the State of  
Idaho  
My Appointment Expires: 11/16/2001



Unofficial Document