



AUDITOR'S NOTE
This document contains irregularities,
discrepancies or omissions.

Spokane County Engineers
1026 W Broadway
Spokane WA 99260-0170
509)477-3600

DECLARATION OF COVENANT

Document Title
Reference Numbers

Legal Description PT 1/5 SW 1/4 35-27-42 & NW 1/4 2-26-42

Parcel Number 27356.9121

Grantors and Grantees Andrew T. Bigge, Aelen C. Bigge, Riverbluff Land Co, LLC

In consideration of the approval by Spokane County of RIVER BLUFF ESTATES II
PN-LL-1901-01

(hereinafter referred to as the "Development"), the undersigned covenants and agrees that:

1. The subdivider/sponsor will construct the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.
2. A lot is served by a private road when: a. the only road frontage for the lot in the Development is on the private road, or; b. a lot having frontage on more than one road (public or private) constructs an approach to the private road.
3. The owner(s) of any lot created by the Development or alternation thereof and served by a private road shall be responsible for maintenance of said private road, including associated drainage facilities in conformance with approved plans on file with the County Engineers office.
4. Maintenance financing of the private roads and associated drainage facilities shall be in a manner determined by the owners of:
 - a. the majority of lots served by such private road;
 - b. the majority of frontage of lots served by such private road;
 - c. the majority square footage of lots served by such private road; or
 - d. Per Agreement recorded AEN 5187750
5. In the event such private road, including associated drainage facilities is improved to Spokane County standards for public streets, and the County is willing to accept the dedication of such road and facilities, each lot owner shall execute any documents necessary to accomplish such dedication.
6. Owners of lots within the Development who are served by such road, may sue and recover damages and attorney's fees from any owner of any lot within the Development which is similarly served who refused to participate in the road and drainage facilities, construction, financing, and maintenance.
7. **WARNING:** Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads, including associated drainage facilities, contained within or providing service to the property described in this Development. By accepting this Development or subsequently by allowing a building permit to be issued for property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind of nature whatsoever to establish, examine, survey, construct, alter, repair improve, maintain, provide drainage or snow removal on a private road, or associated drainage facilities.

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

Andrew T. Biggs & Helen C. Biggs by [Signature] AIF
OWNER Andrew T. Biggs & Helen C. Biggs, n/w, by Christopher L. Hefel, Attorney in Fact.

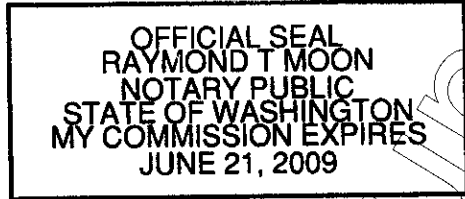
[Signature], pres
OWNER Riverbluff Land Company, LLC by Christopher L. Hefel, President

DATED this 10th day of February, 2006

STATE OF WASHINGTON)
)
County of Spokane)

On this day personally appeared before me Christopher L. Hefel

known to me to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he/~~she~~ signed the same as his/~~her~~ free and voluntary act and deed for the uses and purposes therein stated. as the Attorney in Fact for Andrew T. and Helen C. Biggs



GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10 day of February, 2006.

Raymond T. Moon
Notary Public in and for the State
of Washington, residing at Spokane

Unofficial Document