



Spokane County Engineers
1026 W. Broadway Ave
Spokane, WA 99260-0170
(509) 477-3600

PUD
DECLARATION OF COVENANT

Document Title:
Reference Numbers: PE-1757-94
Legal Description: PTN. SW1/4 SEC.31, T.26N., R.44E., W.M.
Parcel Numbers: 46313.9052 and 46313.9054
Grantor and: NORTHVIEW VENTURE, LLC, a Washington Limited Liability Company GARY L. GUNNING, a single person, DIANE HARWOOD, as an individual and as persona representative of the estate of Randy O. Harwood, deceased
Grantee: SPOKANE COUNTY and SANDY RIDGE HOMEOWNERS ASSOCIATION

In consideration of the approval by Spokane County of SANDY RIDGE 1st ADDITION (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 the 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 SANDY RIDGE HOMEOWNERS ASSOCIATION or their successors in interest shall maintain the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.
4. The owner(s) of any lot created by the Development or alteration thereof and served by a private road shall be responsible for maintenance of said private road, including associated drainage facilities.
5. Maintenance financing of the private roads and associated drainage facilities shall be in a manner determined by the SANDY RIDGE HOMEOWNERS ASSOCIATION or their successors in interest.
6. Should the SANDY RIDGE HOMEOWNERS ASSOCIATION be terminated for any reasons, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of the SANDY RIDGE HOMEOWNERS ASSOCIATION at the time of said termination.
7. 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 drainage facilities, each lot owner shall execute any documents necessary to accomplish such dedication.
8. Owners of lots within the Development who are served by such road may sue and recover damages and attorneys' fees from any owner of any lot within the Development which is similarly served who refuses to participate in the road and drainage facilities construction, financing, and maintenance.
9. **WARNING:** *Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads and 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 or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road or its associated drainage facilities.*

10. Whenever the SANDY RIDGE HOMEOWNERS ASSOCIATION or their successors in interest fail to maintain the drainage facilities in conformance with the approved drainage plan, a notice will be given to the SANDY RIDGE HOMEOWNERS ASSOCIATION or their successors in interest by the County. If not corrected after 10 days, the County has the right to correct the maintenance failure or have it corrected at the expense of the SANDY RIDGE HOMEOWNERS ASSOCIATION or their successors in interest or lots in the development.

11. Spokane County does not accept the responsibility of maintaining the drainage course on private lots within drainage easements or floodplain areas, nor the responsibility for any drainage 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.

12. 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.

In witness whereof, the aforesaid owners have caused their names to be hereunto subscribed this 26 day of January, 2006.

NORTHVIEW JOINT VENTURE, L.L.C,
a Washington Limited Liability Company

BY: [Signature]

ITS: [Signature]

STATE OF WASHINGTON)
) ss
County of Spokane)

On this 26 day of January, 2006 before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared Bryan Walker to me known to be the Member of NORTHVIEW JOINT VENTURE, a Washington Limited Liability Company, which executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument on behalf of said partnership.

Given under my hand and official seal the day and year last above written.

Dated 1-26-06

[Signature]
Notary Public in and
for the State of Washington.
My Appointment Expires: 2-15-07



Unrecorded Document

