

In consideration of the approval by Spokane County of WEST TERRACE PLACE, PLANNED UNIT DEVELOPMENT (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 West Terrace Place Owners' 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 West Terrace Place Owners' Association or their successors in interest.
6. Should the West Terrace Place 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 West Terrace Place Owners' 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 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.
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 West Terrace Place Owners' Association or their successors in interest fail to maintain the drainage facilities in conformance with the approved drainage plans, a notice will be given to the West Terrace Place Owners' 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 West Terrace Place Owners' Association or their successors in interest. 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 West Terrace Place Owners' 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,

wheresoever, 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 owners, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road, and drainage facilities as provided herein.

West Terrace Limited

IN WITNESS WHEREOF I have set my hand:

West Terrace Limited Partnership

[Signature]

West Terrace Joint Venture

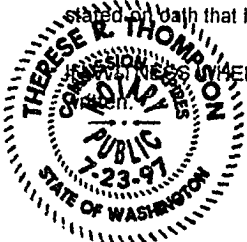
[Signature]

Daniel B. Clark
Secretary, CKG, Inc.
General Partner of West Terrace Joint Venture

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)SS

On this 2nd day of August, 1994, before me personally appeared Gary Alexander, to me known to be the Managing Partner of West Terrace Limited Partnership, the limited partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned and stated on oath that he was authorized to execute said instrument.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above

[Signature]

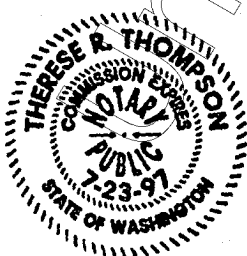
Notary Public in and for the State of Washington residing in Spokane. My commission expires 7-23-97

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)SS

On this 2nd day of August, 1994, before me personally appeared Daniel B. Clark, to me known to be the Secretary of CKG, Inc. the General Partner of West Terrace Joint Venture, the joint venture that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said joint venture for the uses and purposes therein mentioned and stated on oath that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.



[Signature]

Notary Public in and for the State of Washington residing in Spokane. My commission expires 7-23-97

RECEIVED
FILED OR RECORDED
REQUEST OF G. ENG

AUG 4 1 01 PM '94

WILLIAM J. DONAHUE
AUDITOR
SPOKANE, COUNTY, WASH.

INTEROFFICE