



RECORDED AT THE REQUEST OF:

SUMMIT PROPERTIES, INC.
12720 E. Nora, Suite E
Spokane Valley, WA 99216-1197

**DECLARATION OF ANNEXATION
NORTHWEST VISTAS 1ST ADDITION
SPOKANE COUNTY, WASHINGTON**

THIS DECLARATION OF ANNEXATION is made, entered into and becomes effective on the date hereof as set forth below, by **SUMMIT PROPERTIES, INC.**, a Washington Corporation (hereinafter referred to as "Grantor"), with reference to the following facts:

A) Grantor is the sub-divider and developer of a certain tract of land which is legally described on Exhibit "A" attached hereto and incorporated herein by this reference, which land is located in Spokane County, Washington, commonly known as **NORTHWEST VISTAS** a development of numerous residential lots, which development is governed by that certain "Declaration of Covenants, Conditions & Restrictions", recorded November 13, 2013 auditors file Number 6264553 (hereinafter referred to as the "Declaration"), the definition and terms of which Declaration are incorporated herein by this reference. The final plat bearing Spokane County Auditor's File Number 6270463 is recorded in Book 37 of Plats (as Plat Number 4168), page 35. *30-25-45 NW 1/4 Additional ON Exhibit "A" + "B"*

B) Grantor is also the owner of a certain additional tract of land near and/or adjoining the property described on Exhibit "B", which will be platted by Grantor as **NORTHWEST VISTAS 1ST ADDITION**, but which has not previously been subjected to said Declaration. Said other land is legally described on Exhibit "B" attached hereto and incorporated herein by this reference. Said other land consists of numerous residential lots, along with the dedicated roadways, (**NORTHWEST VISTAS**).

C) Grantor desires to annex said other land known as **NORTHWEST VISTAS 1ST ADDITION** to the original **NORTHWEST VISTAS** land and subject it to the Declaration as provided in this Declaration of Annexation.

NOW THEREFORE, Grantor hereby declares and covenants as follows:

1. That, in accordance with the rights reserved to Grantor in the Declaration, **NORTHWEST VISTAS 1ST ADDITION** is hereby made subject to the Declaration and shall for all purposes be part of the **NORTHWEST VISTAS** Subdivisions, effective upon the date that this document is recorded. **NORTHWEST VISTAS 1ST ADDITION** shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved, subject to and in accordance with all of the terms, covenants and provisions which have been set forth in the Declaration, all of which are for the purpose of enhancing and protecting the value and attractiveness of the **NORTHWEST VISTAS**, as well as **NORTHWEST VISTAS 1ST**

ADDITION, and to facilitate management and control of the common areas located in said developments. All of the limitations, covenants, conditions, restrictions and easements set forth in this Declaration shall constitute limitations, covenants, conditions, restrictions and encumbrances which shall run with **NORTHWEST VISTAS 1ST ADDITION** and shall be perpetually binding upon Grantor and its respective successors-in-interest and assigns and all parties having or acquiring any right, title or interest in or to any part of **NORTHWEST VISTAS 1ST ADDITION**.

2. Grantor hereby grants to all Owners of Lots in **NORTHWEST VISTAS 1ST ADDITION** all rights and easements which were granted to Owners of Lots in **NORTHWEST VISTAS**, which rights and easements are reserved to Grantor in the Declaration for the benefit of all said Lot Owners. Grantor also hereby reserves from all Owners of Lots in **NORTHWEST VISTAS 1ST ADDITION**, and grants to the Owners of Lots in **NORTHWEST VISTAS**, all rights and easements which were reserved to Grantor under the Declaration and the Plat.

3. Without limiting the generosity of the foregoing, Grantor, for each Lot owned within **NORTHWEST VISTAS 1ST ADDITION**, hereby covenants and each Owner of any Lot within **NORTHWEST VISTAS** by acceptances of a deed therefore, is hereby deemed to covenant and agree to pay to the Association regularly assessments or charges and special assessments for capital improvements and unexpected expenses or reconstruction assessments, all according to the Declaration.

4. All property and Lots within **NORTHWEST VISTAS** and **NORTHWEST VISTAS 1ST ADDITION** shall hereafter have reciprocal non-exclusive easements and rights of use as to any of the roadways or streets and common areas, as may be depicted on the plats of **NORTHWEST VISTAS**.

5. From the effective date hereof, **NORTHWEST VISTAS** and **NORTHWEST VISTAS 1ST ADDITION** shall be considered as one development of property in all respects as to application of the Declaration.

The undersigned has executed this Declaration of Annexation as of April 20, 2015.

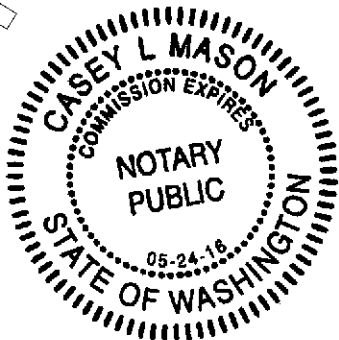
SUMMIT PROPERTIES, INC.,
(Declarant)

Richard T. Dahm
Richard T. Dahm, President

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 20th of April, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RICHARD T. DAHM, to me known to be the President of SUMMIT PROPERTIES, INC., a Washington Corporation that executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Casey L. Mason
Notary Public in and for the State of Washington, residing in Spokane
My Commission Expires: 5-24-2016

EXHIBIT "A"

LEGAL DESCRIPTION

NORTHWEST VISTAS

All platted Lots and Blocks in NORTHWEST VISTAS plat filed of record on November 13, 2013 in Book 37 of Plats (as plat number 4168), page 35 situate in the County of Spokane, State of Washington.

Unofficial Document

EXHIBIT "B"

LEGAL DESCRIPTION
NORTHWEST VISTAS 1ST ADDITION
Annexed Property

A parcel of land being a portion of Tract C, MORNINGSIDE HEIGHTS 3RD ADDITION, as recorded in Book 29 of Plats, Pages 69-72, records of Spokane County, Washington, being located in a portion of the Northwest Quarter of Section 30, Township 25 North, Range 45 East, Willamette Meridian, more particularly described as follows:

BEGINNING AT the Northwest corner of said Section 30, being the Northeast corner of the plat of the SECOND ADDITION TO RIDGEMONT ESTATES NO. 3, as recorded in Book 30, Page 74, records of Spokane County, Washington;

Thence South 00°13'13" East along the West line of said Section 30, being the East line of said plat, a distance of 924.64 feet to the Northeast corner of the plat of MORNINGSIDE HEIGHTS 4TH ADDITION, as recorded in Book 29 of Plats, Pages 73-74, records of Spokane County, Washington;

Thence South 15°18'19" East a distance of 192.71 feet to a point on the East line of said plat;

Thence continuing along said East line South 00°53'17" West a distance of 220.73 feet to the Northwest corner of Lot 13, Block 4, MORNINGSIDE HEIGHTS 3RD ADDITION;

Thence along the North line of said Lot, South 89°06'43" East a distance of 60.67 feet to the Northeast corner thereof;

Thence along the Northwesterly line of Lots 14, 15 and 16, Block 4, of said MORNINGSIDE HEIGHTS 3RD ADDITION, North 47°14'41" East a distance of 392.61 feet to a point on the Southerly right of way of Morningside Heights Drive;

Thence North 71°01'37" East along the North line, and the Westerly extension thereof, of Lot 4, Block 10, MORNINGSIDE HEIGHTS FIFTH ADDITION, as recorded in Book 33 of Plats, Page 15-16, records of Spokane County, Washington, a distance of 183.43 feet to a point on the West line of the plat of BRIGADOON ADDITION, as recorded in Book 33 of Plats, Pages 28-29, records of Spokane County, Washington;

Thence along the West line of said plat the following courses and distances:

North 16°59'10" West a distance of 56.42 feet;

Thence North 03°26'45" East a distance of 74.00 feet;

Thence North 15°49'25" East a distance of 72.00 feet;

Thence North 29°38'43" East a distance of 65.00 feet;

Thence North 15°56'55" East a distance of 34.00 feet to the Northwest corner of Tract "B" of said plat;

Thence along the North line of said plat the following courses and distances:

South 76°43'56" East a distance of 100.41 feet;

Thence South 58°35'02" East a distance of 43.78 feet;

Thence South 83°10'06" East a distance of 108.22 feet;

Thence North 04°12'05" West a distance of 164.88 feet to the Northwest corner of Tract "A" of said plat, being the Southwest corner of the plat of NORTHWEST VISTAS, as recorded in Book 37 of Plats, page 35, records of Spokane County, Washington;

Thence along the West line of said plat North 26°08'37" West a distance of 160.00 feet;

Thence continuing along said West line North 15°15'48" East a distance of 47.00 feet;

Thence North 77°43'35" West a distance of 124.85 feet;

Thence North 70°50'17" West a distance of 38.00 feet;

Thence North 73°45'50" West a distance of 124.75 feet;

Thence North 40°40'26" West a distance of 163.51 feet;

Thence North 37°49'27" East a distance of 243.91 feet;

Thence North 00°25'43" East a distance of 30.18 feet to a point on the North line of said Section 30;

Thence North 89°33'39" West a distance of 560.41 feet to the **TRUE POINT OF BEGINNING**.

Situate in the County of Spokane, State of Washington

CONTAINING: approximately 711,598 square feet or 16.34 acres of land, more or less.

Unofficial Document