DECLARATION OF COVENANT REQUIRING PRIVATE CONSTRUCTION AND MAINTENANCE OF PLAT APPROVED PRIVATE ROAD, AND DEDICATION TO THE COUNTY WHEN REQUIRED.

"Declaration of Covenant

"In consideration of the approval by Spokane County of plat of Northwood
4th Add., which said plat creates (17) lots described as follows:

Lots 4, 8, 9, 10 and 11, Block 3, Sandlewood Lane
Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, and 17, Block 4 - Gunning Lane

the undersigned covenants and agrees that:

"1. The owner(s) of the aforedescribed property or of any lot which has
been or is subsequently created on said property shall be responsible for the
financing for construction and maintenance of all private roads within said short
plat.

"2. The road shall be improved consistent with Spokane County standards
for short plat private roads.

"3. Maintenance methods, standards, and financing shall be in a manner
determined by the owners of a majority of the square footage of buildable land within
such aforedescribed property.

"4. In the event such private road is improved to Spokane County standards
for public streets and the County is willing to accept the dedication of such road,
each lot owner shall execute any documents necessary to accomplish such dedication.

"5. Owners of lots within the above referenced short plat who are served
by such road, may sue and recover from any owner of any lot within the short plat
which is similarly served who refuses to participate in the road construction,
financing, and maintenance. Such owners who refuse to share the costs under the
percentage set forth above shall be liable for any attorneys fees.

"6. WARNING: Spokane County has no responsibility to build, improve, or
maintain or otherwise service the private roads contained within or providing service
to the property described in this plat. By accepting this plat or subsequently by
allowing a building permit to be issued on 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. This requirement is and shall run with the land and shall be
binder upon the owner, their heirs, successors or assigns including the obligation
to participate in the maintenance of the private road as provided herein."

Theodore D. Gunning
Owner

Diane D. Gunning
Owner

STATE OF WASHINGTON )
COUNTY OF SPOKANE ) SS

On this day personally appeared before me Theodore G. Gunning and
Diane D. Gunning, known

to me to be the individual(s) described in and who executed the within and foregoing
instrument and acknowledged that they signed the same as their free and voluntary act
and deed for the use and purposes therein stated.

Given under my hand and affixed my official seal this 28th

day of April 19--

[Seal]

[Signature]

[State Public Notary]

In and for the State of Washington residing at Spokane, Washington.
REQUESTED

& Clark

APR 28 3 51 PM '83

WILLIAM E. DONAHUE
AUDITOR
SPokane COUNTY, WASH.
DEPUTY

W 1803 Maxwell 99201