



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

PUD
DECLARATION OF COVENANT

Document Title
Reference Numbers

Legal Description SEE ATTACHED THE WEST 1/2 OF 28-24-43 & NE 1/4 OF 29-24-43
Parcel Number 34282.9002, 14, 40, 41; 34287.9003; 34283.9059, 60, 61;
34291.9017
Grantors and Grantees

In consideration of the approval by Spokane County of THE RIDGE @ HANGMAN
PHASE VI

(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 RIDGE @ HANGMAN Home 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 alternation 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 RIDGE @ HANGMAN Home Owners Association or their successors in interest.
6. Should the RIDGE @ HANGMAN Home 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 RIDGE @ HANGMAN Home 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 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 the 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 its' associated drainage facilities.

10. Whenever the RIDGE @ HANGMAN

Home Owners 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 RIDGE @ HANGMAN

Home 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 RIDGE @ HANGMAN

Home Owners Association, 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, no 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.

BOWLEY President
OWNER Ridge at Hangman Homeowners Association

OWNER

Dated this 23 day of February, 2005

Idaho
STATE OF WASHINGTON)
BLAINE :ss
County of Spokane)

HALEY

On this day personally appeared before me

BRIAN M McCoy

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23 day of FEBRUARY, 2005.

Lori Turner

Notary Public in and for the State of Washington, residing at Spokane BELLEVEUE ID.

LORI TURNER
Notary Public
State of Idaho



Beginning at the Northwest corner of Tract "A" per P.U.D. Plat of Ridge at Hangman Phase V, as per plat thereof recorded in Book 27 of Plats, Pages 77, through 79; thence along the Northerly boundary of said Phase V, the following 14 courses:

1. N.69°12'19"E., 412.47 feet;
2. N.78°22'06"E., 58.45 feet
3. S.77°40'12"E., 30.05 feet to the beginning of a curve to the right the radius of which bears N.80°55'13"W., a distance of 270.68 feet;
4. Along said curve to the right, through a central angle of 08°21'51", an arc distance of 39.52 feet to the beginning of a curve to the left the radius of which bears S.72°33'21"E., a distance of 135.00 feet;
5. Along said curve to the left, through a central angle of 09°20'51", an arc distance of 22.02 feet;
6. S.89°58'26"E., 283.00 feet;
7. N.62°12'18"E., 218.00 feet;
8. N.14°41'27"E., 215.00 feet;
9. N.83°18'29"E., 77.61 feet;
10. S.10°35'25"E., 47.85 feet to the beginning of a curve to the left the radius of which bears N.79°24'35"E., a distance of 185.00 feet;
11. Along said curve to the left, through a central angle of 10°40'17", an arc distance of 34.46 feet;
12. S.21°15'42"E., 7.83 feet;
13. N.54°15'00"E., 109.40 feet;
14. N87°00'00"E., 457.77 feet to the Northeast corner of Lot 9, Block 16 of said Plat of Ridge at Hangman Phase V and a point in the boundary line of the Hangman Valley Golf Course; thence along said boundary line the following 3 courses as monumented and shown on record of survey recorded under Auditor's File No. 9005240240;

1. N.09°44'21"W., 408.55 feet;

2. N.29°38'22"E., 648.92 feet;

3. N.43°03'08"E., 470.48 feet;

thence N.64°28'15"E., 319.83 feet; thence N.74°51'08"E., 169.94 feet; thence N.78°40'48"E., 190.71 feet; thence N.19°43'49"W., 364.03 feet to the beginning of a curve to the right the radius of which bears N.23°15'15"W., a distance of 485.00 feet; thence along said curve to the right, through a central angle of 04°26'24", an arc distance of 37.58 feet; thence S.71°11'09"W., 158.74 feet; to the beginning of a curve to the left the radius of which bears S.18°48'51"E., a distance of 1515.00 feet; thence along said curve to the left, through a central angle of 05°27'22", an arc distance of 144.27 feet; thence S.65°43'47"W., 234.32 feet to the beginning of a curve to the left the radius of which bears S.24°16'13"E., a distance of 515.00 feet; thence along said curve to the left, through a central angle of 07°38'19", an arc distance of 68.66 feet to the beginning of a compound curve the radius of which bears S.31°54'32"E., a distance of 1515.00 feet; thence along said compound curve, through a central angle of 08°38'40", an arc distance of 228.57 feet; thence S.49°26'48"W., 216.14 feet to the beginning of a curve to the right the radius of which bears N.40°33'12"W., a distance of 335.00 feet; thence along said curve to the right, through a central angle of 04°05'53", an arc distance of 23.96 feet to the beginning of a reverse curve the radius of which bears S.36°27'19"E., a distance of 515.00 feet; thence along said reverse curve, through a central angle of 06°11'45", an arc distance of 55.69 feet; thence S.74°38'34"W., 151.13 feet; thence S.72°39'02"W., 330.40 feet; thence S.34°05'43"W., 483.72 feet; thence S.24°02'44"W., 328.37 feet; thence S.31°58'16"W., 231.05 feet; thence N.30°26'46"W., 263.48 feet to a point on a curve to the left the radius of which bears N.56°38'27"W., a distance of 665.00 feet; thence along said curve to the left, through a central angle of 16°37'52", an arc distance of 193.03 feet to the beginning of a reverse curve the radius of which bears S.73°16'19"E., a distance of 360.00 feet; thence along said reverse curve, through a central angle of 07°51'18", an arc distance of 49.36 feet; thence N.65°25'01"W., 30.00 feet; thence N.05°32'32"W., 428.21 feet; thence S.54°34'54"W., 338.04 feet; thence N.02°15'18"W., 274.33 feet to the beginning of a curve to the left the radius of which bears S.87°44'42"W., a distance of 165.00 feet; thence along said curve to the left, through a central angle of 172°14'24", an arc distance of 496.02 feet; thence S.05°30'18"W., 31.05 feet to the beginning of a curve to



the right the radius of which bears $N.84^{\circ}29'42''W.$, a distance of 235.00 feet; thence along said curve to the right, through a central angle of $14^{\circ}10'41''$, an arc distance of 58.15 feet; thence $S.19^{\circ}40'59''W.$, 73.75 feet to the beginning of a curve to the right the radius of which bears $N.70^{\circ}19'01''W.$, a distance of 310.00 feet; thence along said curve to the right, through a central angle of $13^{\circ}17'16''$, an arc distance of 71.89 feet to the beginning of a compound curve the radius of which bears $N.57^{\circ}01'45''W.$, a distance of 450.00 feet; thence along said compound curve, through a central angle of $31^{\circ}03'23''$, an arc distance of 243.92 feet; thence $S.64^{\circ}01'38''W.$, 19.61 feet to the beginning of a curve to the left the radius of which bears $S.25^{\circ}58'22''E.$, a distance of 515.00 feet; thence along said curve to the left, through a central angle of $33^{\circ}01'40''$, an arc distance of 296.87 feet; thence $S.59^{\circ}00'02''E.$, 97.78 feet to the Northwest corner of a parcel of land described in a Deed of Trust filed under Auditor's file No. 9506290297; thence $N.88^{\circ}02'50''E.$, along the North line of said Deed of Trust, 350.00 feet to the East line of the Northeast $\frac{1}{4}$ of said Section 29; thence $S.01^{\circ}08'08''E.$, along said East line, 653.00 feet to the Southeast corner of said Northeast $\frac{1}{4}$ of Section 29; thence $S.04^{\circ}18'47''E.$, along the West line of the Southwest $\frac{1}{4}$ of said Section 28, 372.93 feet to the Point of Beginning.

Containing 59.48 Acres

Unofficial Document