

## DECLARATION OF COVENANT

In consideration of the approval by Spokane County of RIDGEMONT ESTATES NO. 3, (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 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, in conformance with approved plans on file with the County Engineers office.
4. Maintenance financing of the private roads and associated drainage facilities shall be in a manner determined by the owners of:
  - a. the majority of lots served by such private road;
5. 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 facilities, each lot owner shall execute any documents necessary to accomplish such dedication.
6. 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.
7. **WARNING:** Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads, including 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 of nature whatsoever to establish, examine, survey, construct, alter, repair improve, maintain, provide drainage or snow removal on a private road, or associated drainage facilities.

8. 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.

Dated this 22<sup>nd</sup> day of Dec, 1993.

Kenneth J. Tupper  
RIDGEMONT III LIMITED PARTNERSHIP  
TDC INCORPORATED, GENERAL PARTNER  
KENNETH J. TUPPER, PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
  ) s  
County of Spokane )

On this 22<sup>nd</sup> day of December, 1993, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared KENNETH TUPPER, to me known to be the President of TDC, INC., the general partner and corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporation seal of said corporation.

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

Barbara J. Simon  
NOTARY PUBLIC, in and for the State  
of Washington, residing at Spokane,  
My commission expires 3-1-97



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FILED OR RECORDED

REQUEST *Dave Remy*

Dec 22 2 35 PM '93

W.

SPOKANE COUNTY, WASH.

*E. 12929 Sprague Ave*

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Unofficial Document

