



Spokane County Engineers  
1026 W Broadway  
Spokane WA 99260-0170  
(509) 477-3600  
Document Title  
Reference Numbers

PUD  
DECLARATION OF COVENANT

Legal Description W ½ Section 34, Township 28 North, Range 43 East, W.M., Spokane County, Washington

Parcel Number 38345.9036; 38342.9035; 38341.9007

Grantors: Kuleana, LLC

Grantee: River Ranch Homeowners Association

In consideration of the approval by Spokane County of River Ranch on the Little Spokane Planned Unit  
Development (f.k.a. Riverview Heights PUD/PN-1891-01)

(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 **River Ranch Homeowners 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 **River Ranch Homeowners Association** or their successors in interest.
6. Should the **River Ranch Homeowners 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 **River Ranch Homeowners 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 **River Ranch Homeowners 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 **River Ranch Homeowners 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 **River Ranch Homeowners 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.

OWNER H.E. Johnson

OWNER

Dated this 25 day of APRIL, 2007

STATE OF WASHINGTON )  
  ) :SS  
County of Spokane )



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05/02/2007 04:00P  
Spokane Co, WA

On this day personally appeared before me H.E. Johnson,  
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 25 day of April, 2007.



Gregory J. Worsham  
Notary Public in and for the State  
of Washington, residing at Spokane

Unofficial Document



**Legal Description**

That portion of the W1/2 of Section 34, Township 28 North, Range 43, East, W.M., Spokane County, Washington described as follows:

Beginning at the southeast corner of the SW1/4 of said Section 34; thence along the south line of said SW1/4 of Section 34 the following two (2) courses: 1) N89°56'01"W 282.87 feet to the westerly most corner of the right-of-way for Jim Hill Road as described on the Right-of-Way Deed recorded September 27, 1994, as Auditor's File No. 9409270358, to the TRUE POINT OF BEGINNING; 2) continuing N89°56'01"W 1443.11 feet; thence leaving said south line, N57°57'57"W 231.55 feet; thence N43°16'01"W 592.55 feet; thence N08°41'13"E 269.02 feet; thence N34°40'31"E 164.66 feet; thence N34°46'26"E 179.63 feet; thence N35°56'06"E 204.30 feet; thence N57°13'09"E 214.78 feet; thence N53°11'17"E 190.83 feet; thence N49°33'47"E 166.56 feet; thence N39°06'41"E 164.34 feet; thence N33°57'43"E 167.93 feet; thence N43°48'25"E 164.70 feet; thence N43°48'25"E 164.89 feet; thence N32°30'15"E 172.03 feet; thence N32°30'15"E 148.12 feet; thence N46°22'41"W 363.85 feet to a point on the centerline of the Little Spokane River; thence along said centerline the following fifteen (15) calls: 1) N78°34'50"E 177.89 feet; 2) N68°17'55"E 95.17 feet to the point of curve of a 70.00 foot radius curve to the left; 3) along the arc of said curve through a central angle of 78°04'11", 95.38 feet to the point of tangent; 4) N09°46'16"W 88.33 feet to the point of curve of a 60.00 foot radius curve to the right; 5) along the arc of said curve through a central angle of 110°02'04", 115.23 feet to the point of tangent; 6) S79°44'12"E 88.95 feet to the point of curve of a 113.85 foot radius curve to the left; 7) along the arc of said curve through a central angle of 47°39'10", 94.69 feet to the point of compound curve of a 25.00 foot radius curve to the left, the center of circle of which bears N37°23'22"W; 8) along the arc of said curve through a central angle of 78°38'58", 34.32 feet to the point of tangent; 9) N26°02'21"W 67.36 feet to the point of curve of a 40.00 foot radius curve to the right; 10) along the arc of said curve through a central angle of 71°31'38" 49.94 feet to the point of tangent; 11) N45°29'18"E 87.21 feet to the point of curve of a 250.00 foot radius curve to the right; 12) along the arc of said curve through a central angle of 21°38'04", 94.40 feet to the point of tangent; 13) N67°07'22"E 72.92 feet; 14) N54°42'54"E 219.83 feet; 15) N29°37'51"E 76.14 feet; thence leaving said centerline, S67°42'05"E 133.16 feet to a point on the westerly right-of-way line of Highway 2; thence southerly along said westerly right-of-way line of Highway 2 the following four (4) calls: 1) S67°42'05"E 35.00 feet to a point on a 2467.00 foot radius nontangent curve on said westerly right-of-way line, center of circle of which bears S67°42'05"E; 2) along the arc of said curve through a central angle of 24°17'36", 1046.01 feet to the point of spiral curve to the left; 3) along said spiral curve (spiral chord = S03°14'02"E 155.72 feet to the point of tangent; 4) S03°52'13"E 2128.58 feet to the point of curve of a 20.00 foot radius curve to the right on the northerly right-of-way line of Jim Hill Road, as shown on the Right-of-Way Deed recorded September 27, 1994, as Auditor's File No. 9409270358; thence leaving said westerly right-of-way line of Highway 2 and along said northerly right-of-way line of Jim Hill Road the following four (4) calls: 1) along the arc of said curve through a central angle of 93°56'12", 32.79 feet to the point of tangent; 2) N89°56'01"W 100.96 feet to the point of curve of a 50.00 foot radius curve to the left; 3) thence along the arc of said curve through a central angle of 55°09'00", 48.13 feet to the point of reverse curve of a 20.00 foot radius curve to the right, the center of circle of which bears N55°05'02"W; 4) along the arc of said curve through a central angle of 55°09'00", 19.25 feet to the TRUE POINT OF BEGINNING.

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