



When Recorded Return to:

Summit Properties, Inc.
12720 E. Nora Ave., Suite E
Spokane Valley, WA 99216

Grantor: Selkirk Homeowners Association, a Washington non-profit corporation
Legal Description (abbreviated): A portion of SE ¼ Section 19, T25, R45E, W.M.

Additional legal on Exhibit "A"
Assessor's Tax Parcel Numbers on Exhibit "B"

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SELKIRK ESTATES PHASE 1**

The Declaration of Covenants, Conditions and Restrictions for Selkirk Estates, recorded under Spokane County Auditor's File No. 6649906 on October 18, 2017 (hereinafter "Declaration") is hereby amended effective upon recording as follows:

1. AMENDMENT TO ARTICLE XI: EASEMENTS

The aforementioned section is hereby amended to add a new subsection paragraph as follows:

11.3.2 SURFACE DRAINAGE EASEMENT: A drainage easement across a portion of the Lots 1-13 Block 1 is hereby established to accept from and deliver to adjacent lots surface drainage. Owners shall not change the existing grade elevation or contour of this easement area without obtaining prior written approval of the Architectural Control Committee. This easement is shown on the attached Drainage Exhibit Map "C" which shows the elevations and the location of the Easement.

Any improvements of this surface drainage easement area shall not obstruct, impede or otherwise interfere with the normal flow of surface water over the easement area. All proposed improvements to easement areas shall be subject to approval by the Architectural Control Committee.

R. E. Excise Tax Exempt
Date 2-22-2018
Spokane County Treas.
By SG

The Twenty (20) foot drainage easement on each lot for off-site drainage shall be maintained by the property owner and must retain a shape to allow the collection and transport of storm water thru the plat. No structure which would interfere with the flow of storm water will be allowed across this easement. Fences must be built to allow storm water to pass under the fence. The grass surface of all drainage easement areas shall be maintained by the property owner.

The property owner will be responsible for the maintenance of the easement area insuring that the elevations of the bottom of the swale and the slopes of the swale are in conformance with the attached Exhibit C and D.

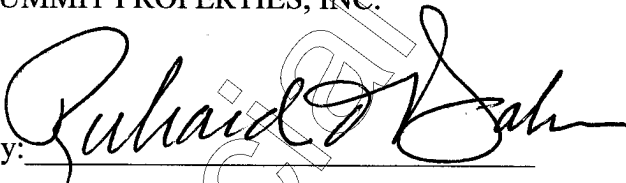
Future lots in later phases will be added to this easement.

2. CONTINUATION OF DECLARATION: This Amendment is made by the Declarant pursuant to article V of the Declaration which reserves unto the Declarant the authority to make amendments to the Declaration. As of this first Amendment, all lots are owned by the Declarant. Except as specifically modified by this Amendment, the Declaration remains in full force and effect without modification. All Terms used in this Amendment have the meaning defined in the Declaration.

DATED this 20th day of February, 2018

DECLARANT:

SUMMIT PROPERTIES, INC.

By: 

Richard T. Dahm, President

EXHIBIT "A" LEGAL

**DESCRIPTION OF
DRAINAGE EASEMENT**

DESCRIPTION of a drainage easement being 20-feet in width lying in a portion of Block 1 of SELKIRK ESTATES PHASE, located in the Southeast Quarter of the Southeast Quarter of Section 19, Township 25 North, Range 45 East, Willmate Meridian, County of Spokane, State of Washington, said easement being 10-feet each side of the following described line:

COMMENCING AT the Southwest corner of Lot 1, Block 1 per the plat of SELKIRK ESTATES PHASE 1, recorded under Auditor's File No. 6666911;

Thence North $45^{\circ}23'39''$ East along the south line of said Lot 1, 72.00 feet to the **POINT OF BEGINNING**;

Thence North $62^{\circ}07'38''$ West, 70.84 feet;

Thence South $66^{\circ}07'24''$ West, 365.55 feet, to a point on the west line of Lot 9, Block 1;

Thence South $71^{\circ}11'59''$ West, 179.69 feet to the west line of Lot 12, Block 1;

Thence South $86^{\circ}57'35''$ West, 59.23 feet said point bears North $06^{\circ}05'42''$ West, 51.00 from the Southwest corner of Lot 13 of said Block 1, and to the terminus of this centerline description.

The sidelines of said easement shall be lengthen or shorten at the intersections and angle points of said easement and to begin at the southerly line of said Lot 1, and to terminate at the Westerly line of said Lot 13.

CONTAINING: approximately 33,910 square feet or 0.78 acres of land, more or less.

Prepared on: January 25, 2018
Prepared for and on behalf of Parametrix Inc.
Prepared by Darrel Wayne Carsten, PLS
Project No. 377.7653.008 SELKIRK PH1

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SelkirkPhase1\99Svc\Survey\00Current\Doc\DESCRIPTIONS\37
7.7653.008 DESCRIPTION OF DRAINAGE ESMT .docx

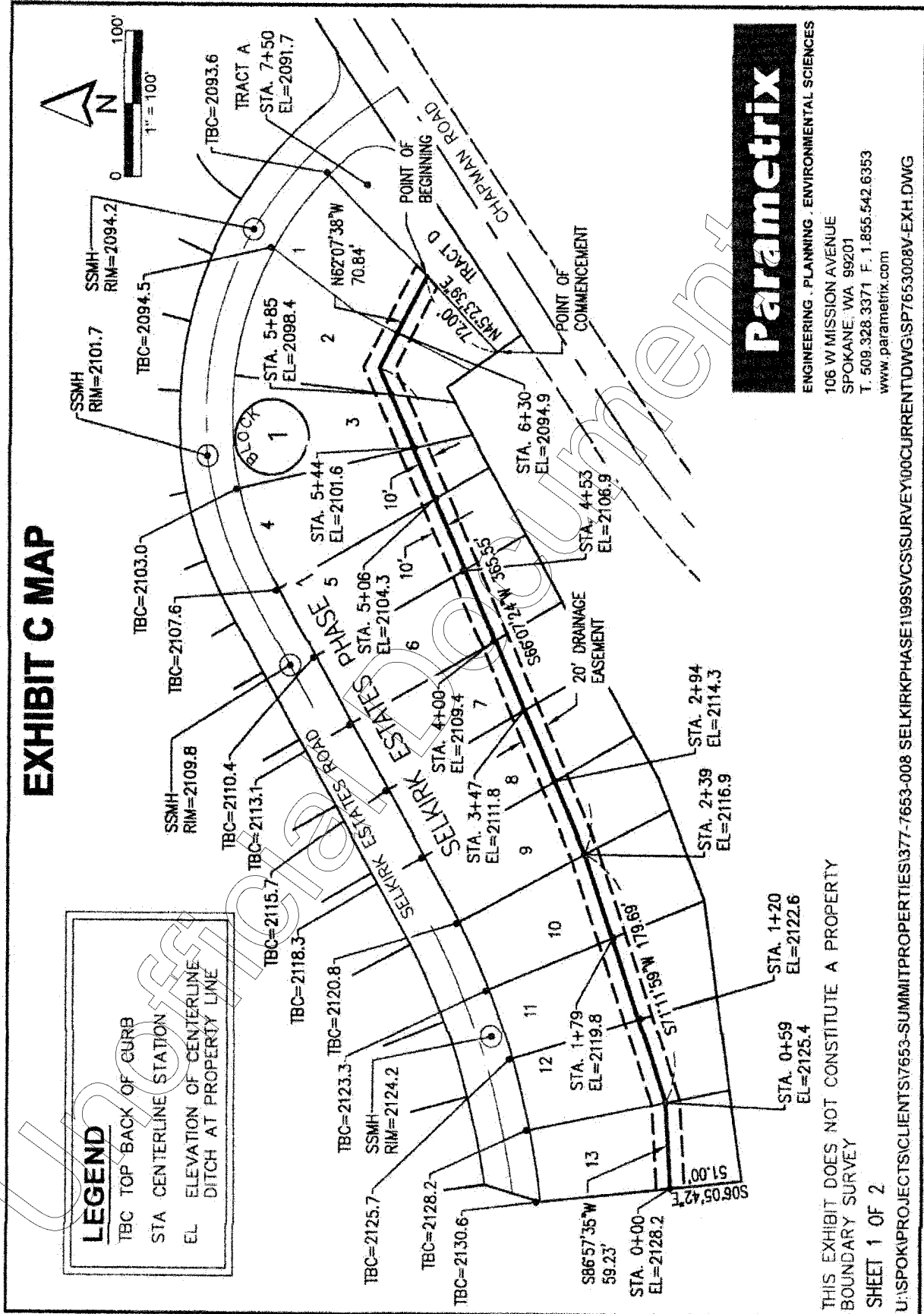


01-31-18

EXHIBIT "B"
Lots 1-13 Block 1
w/Parcel #'s

LOT	BLOCK	ADDRESS	PARCEL NUMBER
1	1	18420 E. Selkirk Estates Rd	55194.2201
2	1	18416 E. Selkirk Estates Rd	55194.2202
3	1	18410 E. Selkirk Estates Rd	55194.2203
4	1	18402 E. Selkirk Estates Rd	55194.2204
5	1	18320 E. Selkirk Estates Rd	55194.2205
6	1	18314 E. Selkirk Estates Rd	55194.2206
7	1	18310 E. Selkirk Estates Rd	55194.2207
8	1	18304 E. Selkirk Estates Rd	55194.2208
9	1	18228 E. Selkirk Estates Rd	55194.2209
10	1	18224 E. Selkirk Estates Rd	55194.221
11	1	18220 E. Selkirk Estates Rd	55194.2211
12	1	18216 E. Selkirk Estates Rd	55194.2212
13	1	18212 E. Selkirk Estates Rd	55194.2213

EXHIBIT C MAP



LEGEND

- TBC TOP BACK OF CURB
- SSMH SIDE SLOPE MEAN HIGH
- STA CENTERLINE STATION
- EL ELEVATION OF CENTERLINE
- DITCH AT PROPERTY LINE

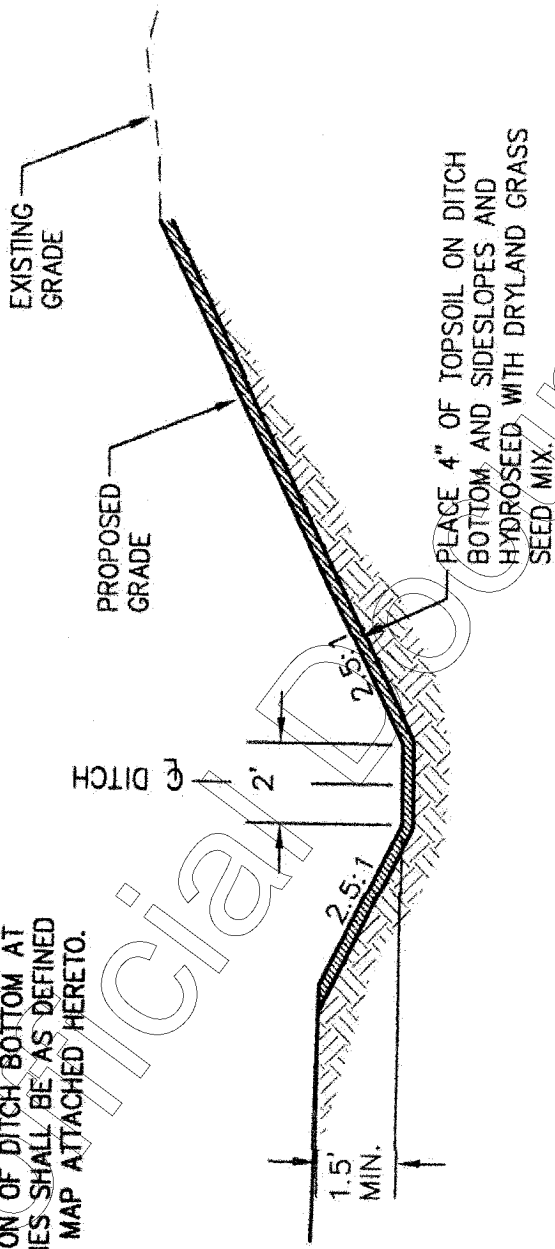
Parametrix
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THIS EXHIBIT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY
 SHEET 1 OF 2

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EXHIBIT D MAP

NOTE ELEVATION OF DITCH BOTTOM AT PROPERTY LINES SHALL BE AS DEFINED ON EXHIBIT C MAP ATTACHED HERETO.



SWALE CROSS SECTION

NOT TO SCALE



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THIS EXHIBIT DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY
 SHEET 2 OF 2

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