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

"Declaration of Covenant

"In consideration of the approval by Spokane County of short plat SP-82-201, which said plat creates (a lot) (19 lots) described as follows:

See attached legal

the undersigned covenants and agrees that:

"1. The owner(s) of the aforesaid 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 aforesaid 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 binding upon the owner, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road as provided herein.

SEE ATTACHED PAGE FOR ADDITIONAL OWNERS

STATE OF WASHINGTON
COUNTY OF SPOKANE

On this day personally appeared before me, 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 uses and purposes therein stated.

Given under my hand and affixed my official seal.

Notary Public
In and for the State of Washington, residing at Spokane, Washington.
that portion of the NW 1/4 and the N 1/2 of NW 1/4 of SW 1/4 of Section 25, T.25 N., R. 41 E.W.N. in Spokane County, Washington, described as follows:

Begin at the NE corner of said NW 1/4; thence S.00°26'14"W., along the east line of said NW 1/4, a distance of 925.00 feet to the True Point of Beginning; thence N.44°16'05"W. a distance of 150.00 feet; thence N.02°14'40"E. a distance of 129.81 feet to the SW corner of Lot 1 Block 1 Valley View Hills Third Addition as recorded in Volume 7 of Plats page 91 in Spokane County, Washington; thence N.44°13'00"E. a distance of 211.05 feet to the True P.O.B.: thence N.44°16'05"W. a distance of 137.03 feet; thence H.09°50'00"W. a distance of 597.49 feet to a point on a non-tangent curve concave to the Southwest with a radius of 280.00 feet, a radial bearing of N 35°51'30"E and a central angle of 17°50'00"; thence Northwesterly, along the arc, a distance of 79.13 feet to the end of curve; thence H 70°20'00"W. a distance of 80.00 feet to the beginning of a curve concave to the Northeast, with a radius of 111.59 feet, a central angle of 17°50'00"; thence Northwesterly, along the arc, a distance of 63.53 feet to the end of curve; thence S.70°20'00"W. a distance of 48.25 feet; thence S.32°40'00"W. a distance of 335.56 feet to the intersection with a line bearing S.82°20'00"W. from the SE corner of Lot 5 Block 5 in said first Addition; thence H.09°55'00"E. a distance of 150.00 feet to the SE corner of said Lot 5; thence N.68°03'00"W. a distance of 30.00 feet; thence H.09°55'00"W. a distance of 597.49 feet, to the SW corner of Lot 5; thence H.89°55'00"W. a distance of 31.59 feet; thence H.09°55'00"W. a distance of 30.00 feet; thence H.09°55'00"W. a distance of 30.55 feet to the SE corner of Valley View Hills Addition as recorded in Volume 4 of Plats, Page 73 in Spokane County, Washington; thence S.89°51'00"W. along the South line of said Addition a distance of 30.00 feet to the SE corner of Lot 3 Block 8 in said Addition; thence S.00°02'00"W. a distance of 354.15 feet, thence Southwesterly, a distance of 159.44 feet to the intersection with a line bearing S.45°58'00"E. from the SW corner of Lot 4 Block 1 Valley View Hills Fourth Addition as recorded in Volume 8 of Plats, page 35 in Spokane County, Washington; thence N.45°58'00"E a distance of 122.86 feet to the SE corner of said Lot 4; thence Southwesterly, a distance of 339.57 feet to the beginning of a curve concave to the Southwest, with a radius of 110.00 feet, a central angle of 69°07'38"; thence Southwesterly, along the arc and the South line of said Road, a distance of 104.66 feet to the point of intersection with a line bearing N.00°00'00"W. at a point described as follows: Begin at the SW corner of said NW 1/4, thence N.00°20'00"E., along the West line of said NW 1/4 a distance of 161.60 feet; thence S.00°20'00"W. a distance of 150.00 feet; thence S.00°20'00"E. a distance of 601.89 feet to said point; thence S.00°00'10"E. a distance of 121.53 feet; thence S.00°43'00"E. a distance of 827.52 feet to the South line of said NW 1/4 of SW 1/4; thence S.89°52'34"E. along said South line, a distance of 625.04 feet to the SE corner of said NW 1/4 of SW 1/4; thence N.00°20'00"E. a distance of 827.52 feet to the East line of said NW 1/4 of SW 1/4; thence N.00°20'00"E., a distance of 625.04 feet to the South line of said NW 1/4 of SW 1/4; thence S.89°52'34"E. along said South line, a distance of 1321.23 feet to the SE corner of said NW 1/4; thence N.00°26'14"E. a distance of 1321.23 feet to the True P.O.B.
IN WITNESS WHEREOF, we have hereunto set our hand and affixed our seal this 18 day of May, 1984.

[Signatures]

STATE OF WASHINGTON  
COUNTY OF SPOKANE  

On this 18 day of May, 1984, before me personally appeared JOSEPH G. WARD; JOSEPH G. WARD has power of attorney for the following people: ROBERT SCHIMANSKI, CAROL WARSINSKE KING, ARTHUR E. WARSINSKE, CHARLES A. WARSINSKE, DONALD A. WARSINSKE, ROBERT L. WOESNER, RUBY WARSINSKE, HAROLD E. WARSINSKE, MARTHA WARSINSKE TRUST, MRS. NORMAN G. WARSINSKE, RICHARD J. WARSINSKE, WILLIAM WARSINSKE, DIANE WARSINSKE WHITE, KIRBY WHITE, ETHEL WARSINSKE, STANLEY H. BROWN, ANN LUNCEDFORD; as the individuals who executed the within and foregoing instrument and acknowledged the same to be their free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE, WASHINGTON.