

RECORDED AT THE REQUEST OF
AND RETURN TO:



*Community Frameworks
315 W. Mission Avenue, Ste. 100
Spokane, Washington 99201*

**DECLARATION OF ANNEXATION
TAKODA PARK HOMEOWNERS ASSOCIATION,
CHENEY, WASHINGTON**

Tax Parcel Number: 24082.9066.
Abbre. Description: PTN E 1/2 NW 1/4 NW 1/4 S 08, T 24N, R 42 E.W.M., PTN
W 1/2 E 1/2 NW 1/4 NW 1/4 S 08, T 24 N, R 42 E.W.M.
Declarant: Community Frameworks, a Washington Non-Profit
Corporation.
Grantee: The Public.

DATED: 4th of October, 2010.

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Spokane, Washington 99201

DECLARATION OF ANNEXATION
TAKODA PARK HOMEOWNERS ASSOCIATION
SPOKANE COUNTY, WASHINGTON

This Declaration of Annexation to the Declaration of Covenants, Conditions & Restrictions for Takoda Park Homeowners Association (the "Declaration") is made on the date hereinafter set forth, by Community Frameworks, a Washington non profit corporation, referred to hereinafter as ("Declarant") and Takoda Park Homeowners Association, a Washington Non-Profit Corporation, referred to hereinafter as the ("HOA"), with reference to the following:

RECITIALS

WHEREAS, Declarant is the owner of certain real property located in Spokane County, Washington, which property is more particularly described in Exhibit "A", incorporated herein and attached hereto and referred to hereinafter as the "Annexed Property";

WHEREAS, Declarant intends to incorporate the Annexed Property into the existing Covenants Conditions and Restrictions ("CCR") for "Takoda Park Homeowners Association", which were recorded on the 4th day of April, 2007, of Spokane County, Washington under Auditor's File No.: 5518816, incorporated herein and attached hereto as Exhibit "B";

WHEREAS, Declarant intends by this document to impose upon the Annexed Property the mutually beneficial restrictions imposed by the Declaration of Covenants, Conditions & Restrictions;

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, it is agreed as follows, to wit:

AGREEMENT

1. **Adoption of CCR's.** Declarant hereby declares that the Annexed Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the CCR. All of said limitations, covenants, conditions and restrictions shall constitute covenants which shall run with the land of the Annexed Property and shall be perpetually binding upon Declarant and it's successors in interest and assigns, and all parties having or acquiring any right, title or interest in or to any part of the Annexed Property.

2. **Entire Agreement.** This Declaration shall be governed for all purposes by the laws of the State of Washington as such law applies to contracts to be performed within State of Washington by residents of said state and that venue for any action arising out of this Declaration shall be properly laid in Spokane County, Washington. If any provision of this Declaration shall be declared excessively broad, it shall be construed so as to afford Declarant the maximum protection permissible by law. If any provision of this Declaration is void or is so declared, such provisions shall be severed from this Declaration, which shall otherwise remain in full force and effect.

The undersigned, being the Declarant herein, has executed this Declaration.

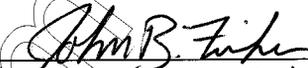
"DECLARANT"

Community Frameworks, a
Washington Non-Profit Corporation


By: Diane Leigland

"HOA"

Takoda Park Homeowners Association


By: John B. Fisher
President

Unofficial Document

State of Washington)
) ss.
County of Spokane)

On this date, before me personally appeared Diane Leigland to me known to be the Deputy Director of Community Frameworks, that executed the within and foregoing instrument, and acknowledged 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 they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Dated: October 4, 2010



Heather Rae Massie
Notary Public for Washington
Residing at 2628 N Lee, Spokane WA 99207
My appointment expires: Aug. 01, 2012

State of Washington)
) ss.
County of Spokane)

On this date, before me personally appeared John Fisher to me known to be the President of the Takoda Park Homeowners Association, that executed the within and foregoing instrument, and acknowledged 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 they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Dated: October 4, 2010



Heather Rae Massie
Notary Public for Washington
Residing at 2628 N Lee, Spokane WA 99207
My appointment expires: Aug. 01, 2012

Exhibit "A"
Legal Description

HOA PARCEL No. 1

That portion of the East Half of the Northwest quarter of the Northwest quarter of Section 08, Township 24 North, Range 42 East, W.M., Spokane County, WA, described as follows:

Beginning at the Southeast corner of Lot 12, Block 2 of TAKODA PARK according to the plat thereof recorded in Book 33 of Plats, Page 93, records of Spokane County; thence westerly along the southerly boundary of said plat the following three courses: 1) N89°04'15"W a distance of 120.00 feet; thence N48°24'18"W a distance of 50.08 feet; thence N89°04'15"W a distance of 120.25 feet to the Southwest corner of Lot 12, Block 1 of said plat (being also a point on the West line of said East Half of the Northwest quarter of the Northwest quarter); thence S00°56'32"W along said west line, a distance of 86.73 feet; thence S14°43'39"E a distance of 78.09 feet; thence S00°55'58"W a distance of 138.08 feet; thence S89°04'15"E a distance of 120.00 feet; thence N66°22'26"E a distance of 41.78 feet; thence S89°04'15"E a distance of 120.00 feet; thence N00°55'58"E a distance of 166.64 feet; thence N17°57'06"W a distance of 64.36 feet; thence N00°56'45"E a distance of 22.47 feet to the point of beginning.

Containing 1.77 acres more or less

HOA PARCEL No. 2

That portion of the West Half of the East Half of the Northwest quarter of the Northwest quarter of Section 08, Township 24 North, Range 42 East, W.M., Spokane County, WA, described as follows:

Beginning at the Southeast corner of Lot 12, Block 2 of TAKODA PARK according to the plat thereof recorded in Book 33 of Plats, Page 93, records of Spokane County; thence S89°04'15"E a distance of 58.00 feet to a point on the East line of said West Half of the East Half of the Northwest quarter of the Northwest quarter; thence S00°56'45"W along said East line, a distance of 439.47 feet; thence S89°19'25"W a distance of 27.09 feet; thence N00°55'58"E a distance of 163.22 feet; thence N89°04'15"W a distance of 130.00 feet; thence N00°55'58"E a distance of 27.00 feet; thence S89°04'15"E a distance of 120.00 feet; thence N00°55'58"E a distance of 166.64 feet; thence N17°57'06"W a distance of 64.36 feet; thence N00°56'45"E a distance of 22.47 feet to the point of beginning.

Containing 0.44 acres more or less

HOA PARCEL No. 3

That portion of the West Half of the East Half of the Northwest quarter of the Northwest quarter of Section 08, Township 24 North, Range 42 East, W.M., Spokane County, WA, described as follows:

Commencing at the Southwest corner of Lot 12, Block 1 of TAKODA PARK according to the plat thereof recorded in Book 33 of Plats, Page 93, records of Spokane County (being also a point on the West line of said West Half of the East Half of the Northwest quarter of the Northwest quarter); thence S00°56'32"W along said west line, a distance of 86.73 feet; thence S14°43'39"E a distance of 78.09 feet; thence S00°55'58"W a distance of 163.90 feet to the True Point of Beginning; thence S89°04'15"E a distance of 118.56 feet; thence S00°55'58"W a distance of 50.00 feet; thence N89°04'15"W a distance of 118.56 feet; thence N00°55'58"E a distance of 50.00 feet to the point of beginning.

Containing 5,928 square feet, more or less